HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

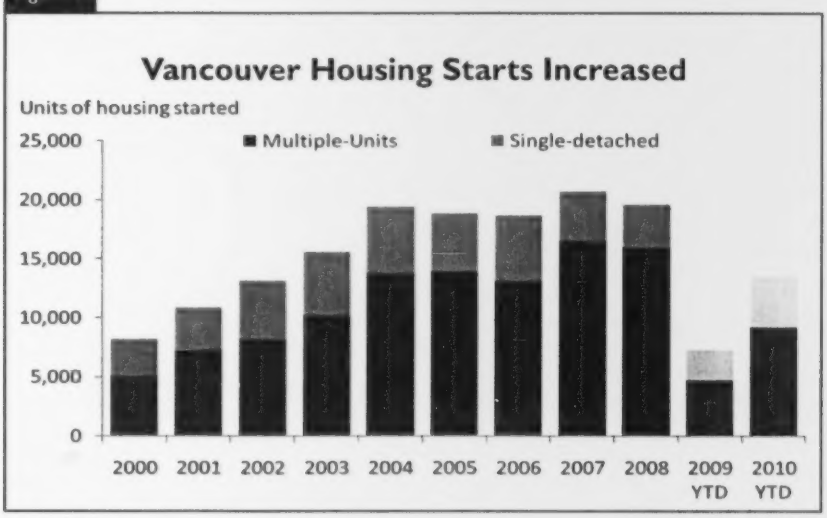
Date Released: December 2010

Vancouver & Abbotsford Housing Now

There were 918 housing starts across the Vancouver Census Metropolitan Area (CMA) in November, bringing the total number of residential units started year-to-date to 13,502.

Over the past eleven months, home builders have been busy constructing single family homes, especially in areas like Vancouver City, Surrey, and Coquitlam, pushing single family starts in the Vancouver CMA to exceed the ten-year average level for this period. Yet, total housing starts remain just slightly below the ten-year average level since home builders are focusing on smaller-scale and phased multiple family projects. There have been 4,295

Figure 1



Source: CMHC

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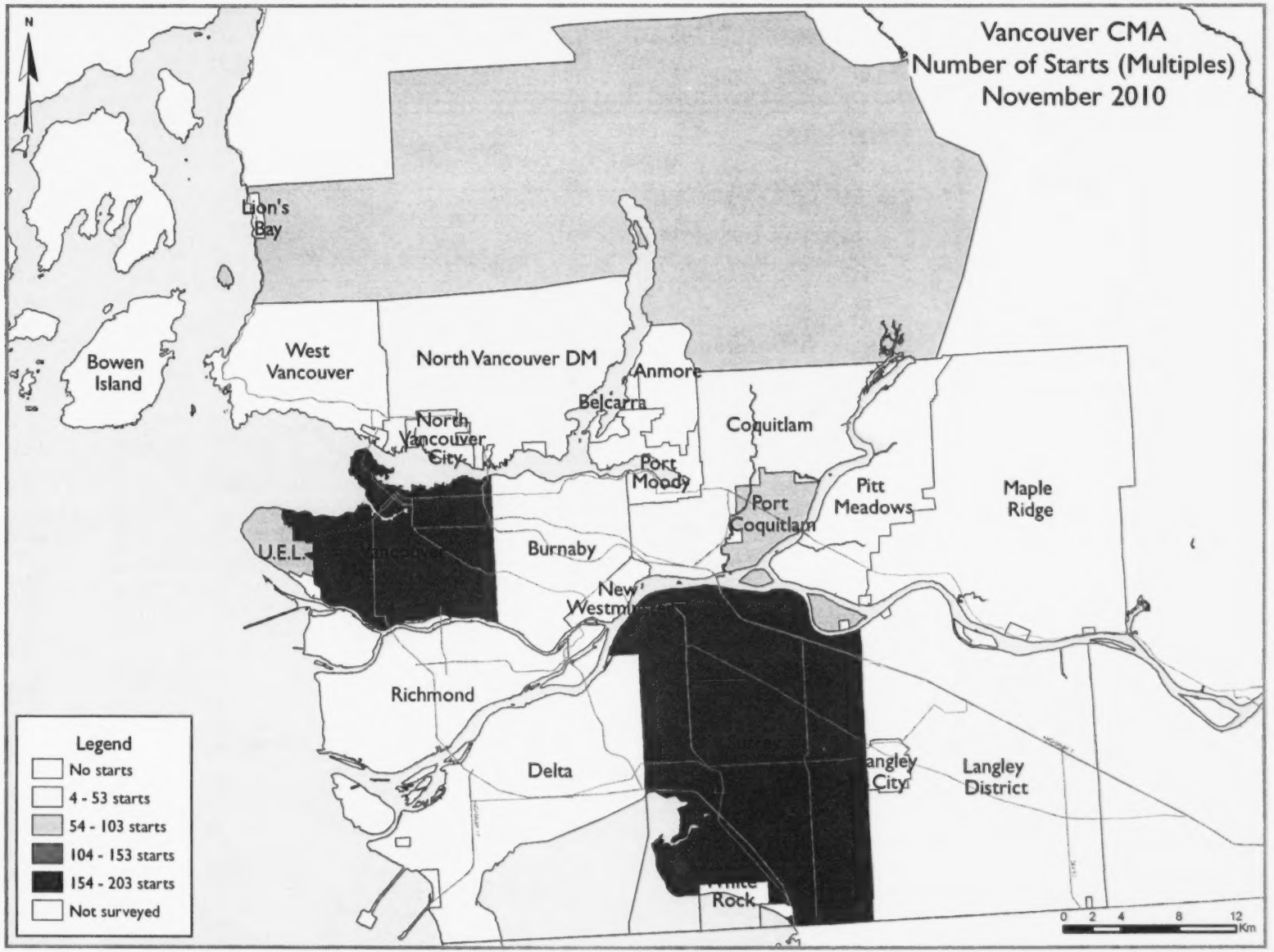
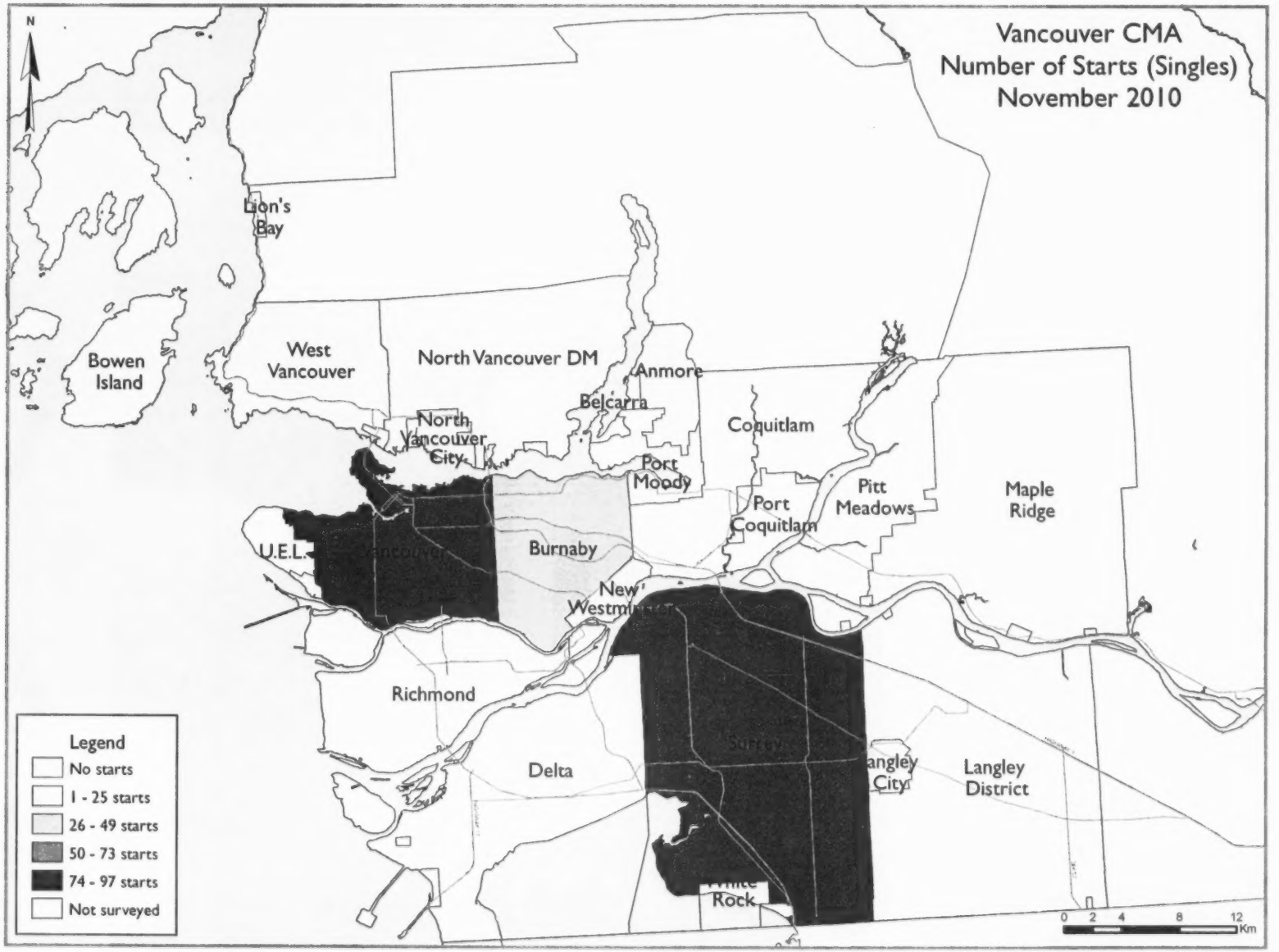
single family and 9,207 multiple unit starts so far this year.

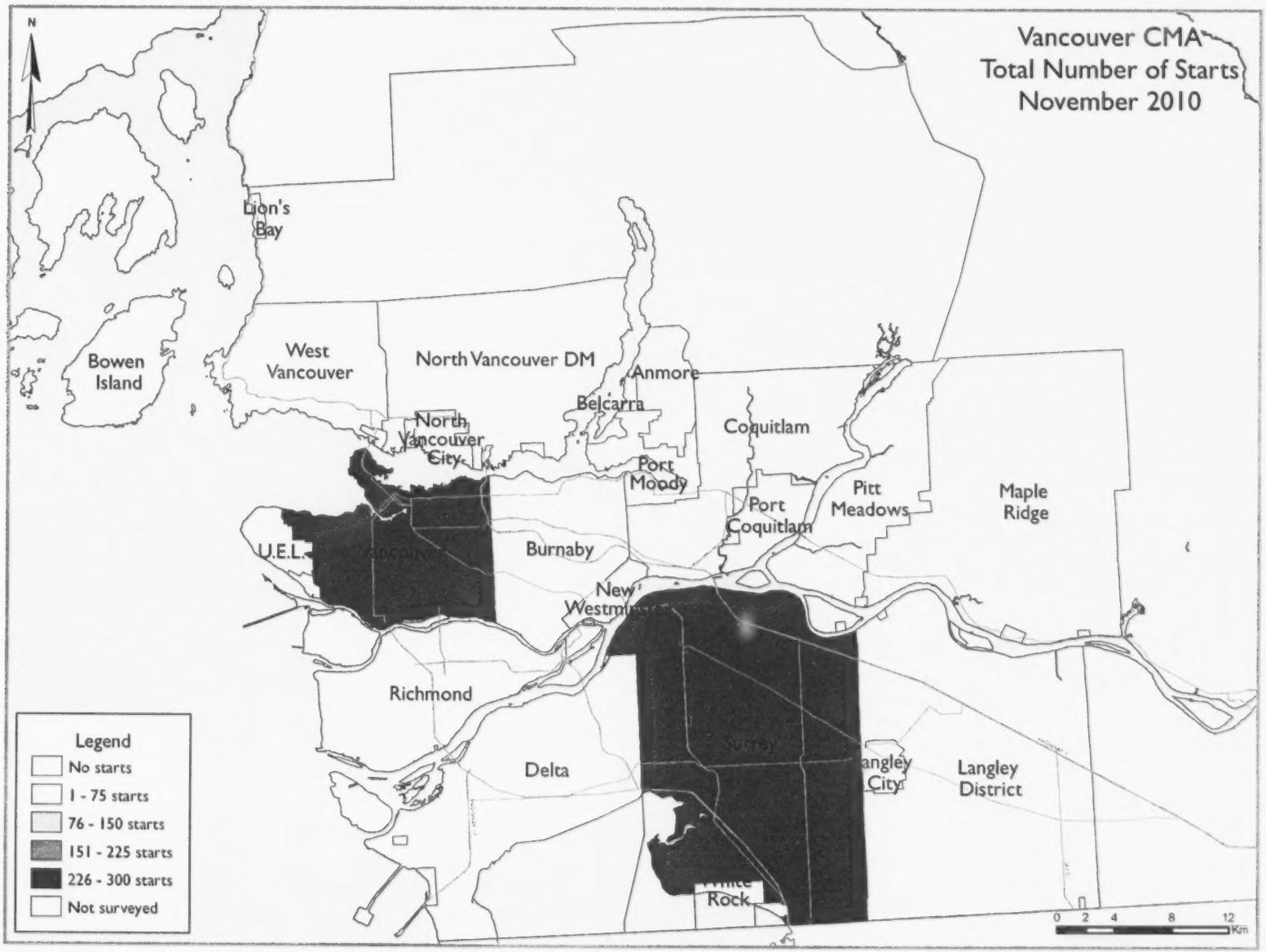
Multiple family units made up more than half of the 56 housing starts in the Abbotsford CMA for the month of November. Despite the uptick in multiple family starts in November, single family homes have accounted for the majority of residential building in the Abbotsford CMA this year. There have been 331 single family housing starts year-to-date.

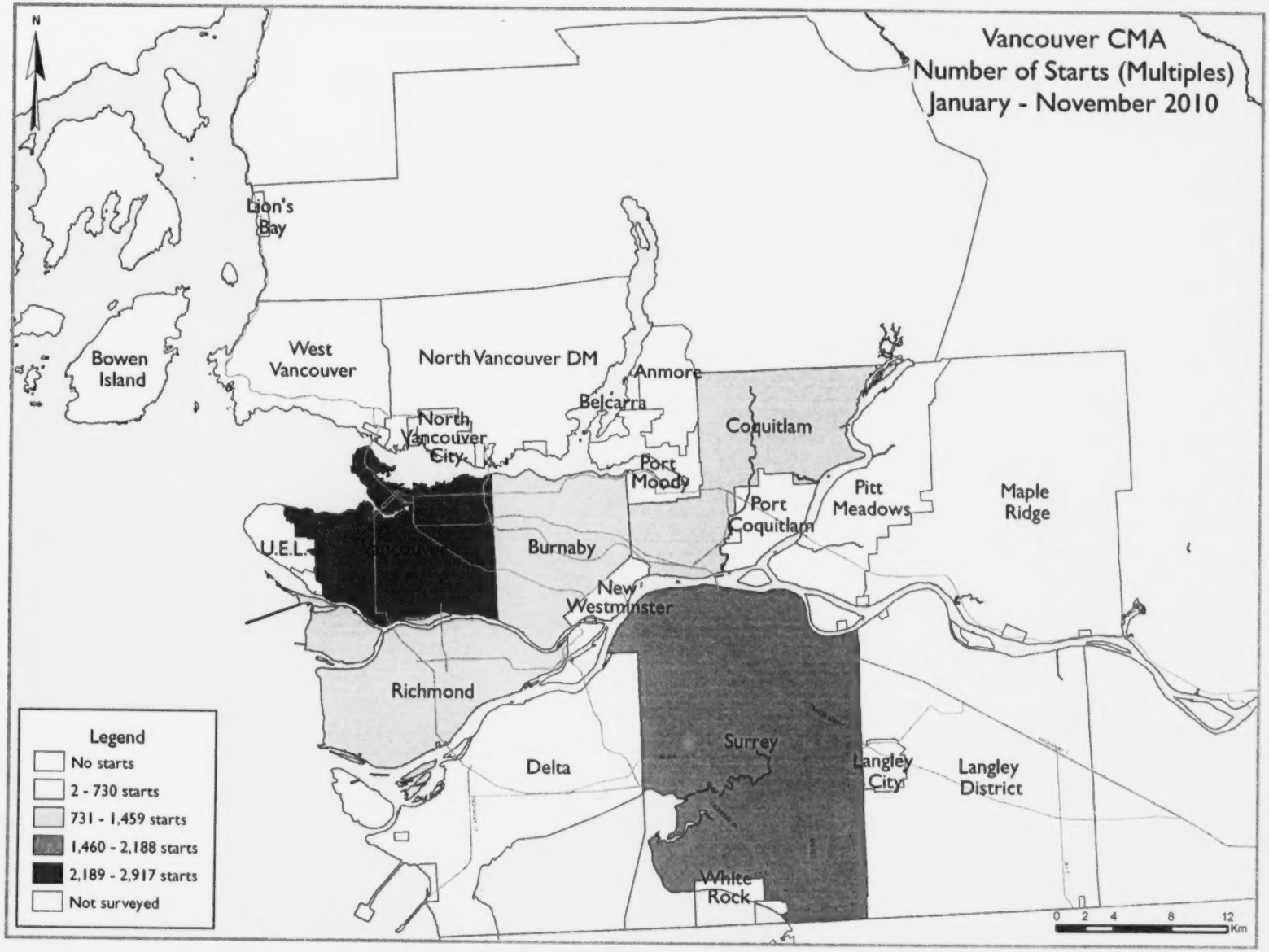
Nationally, the seasonally adjusted annual rate of total housing starts grew to 187,200 units in November. In British Columbia, November's seasonally adjusted rate of urban housing starts moved lower to 18,900 units, from 24,000 units in October, mainly due to moderation in multiple family housing starts in November.

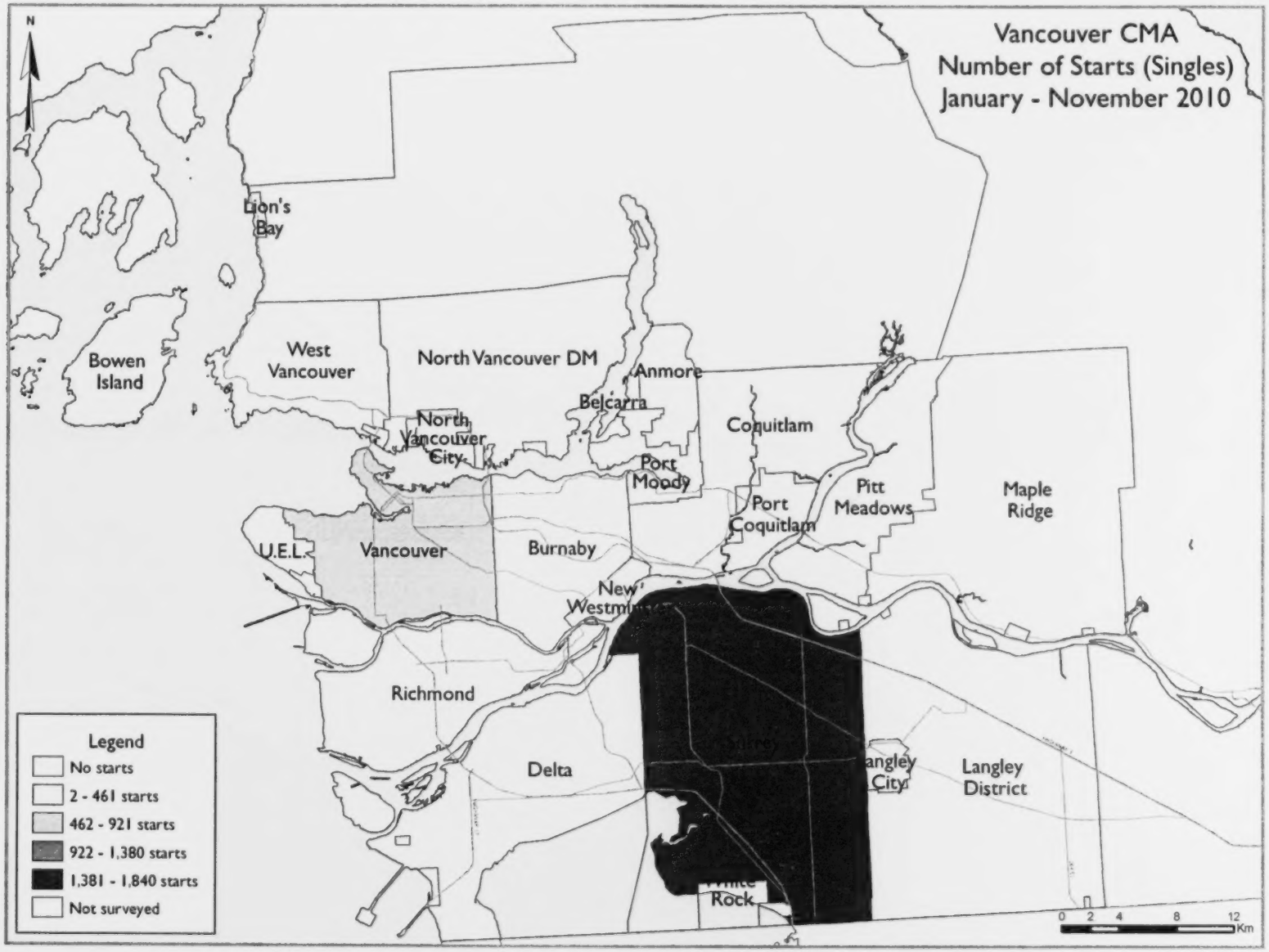
Vancouver CMA
Number of Starts (Multiples)
November 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
4 - 53 starts
54 - 103 starts
104 - 153 starts
154 - 203 starts
Not surveyed
0 2 4 8 12
Km

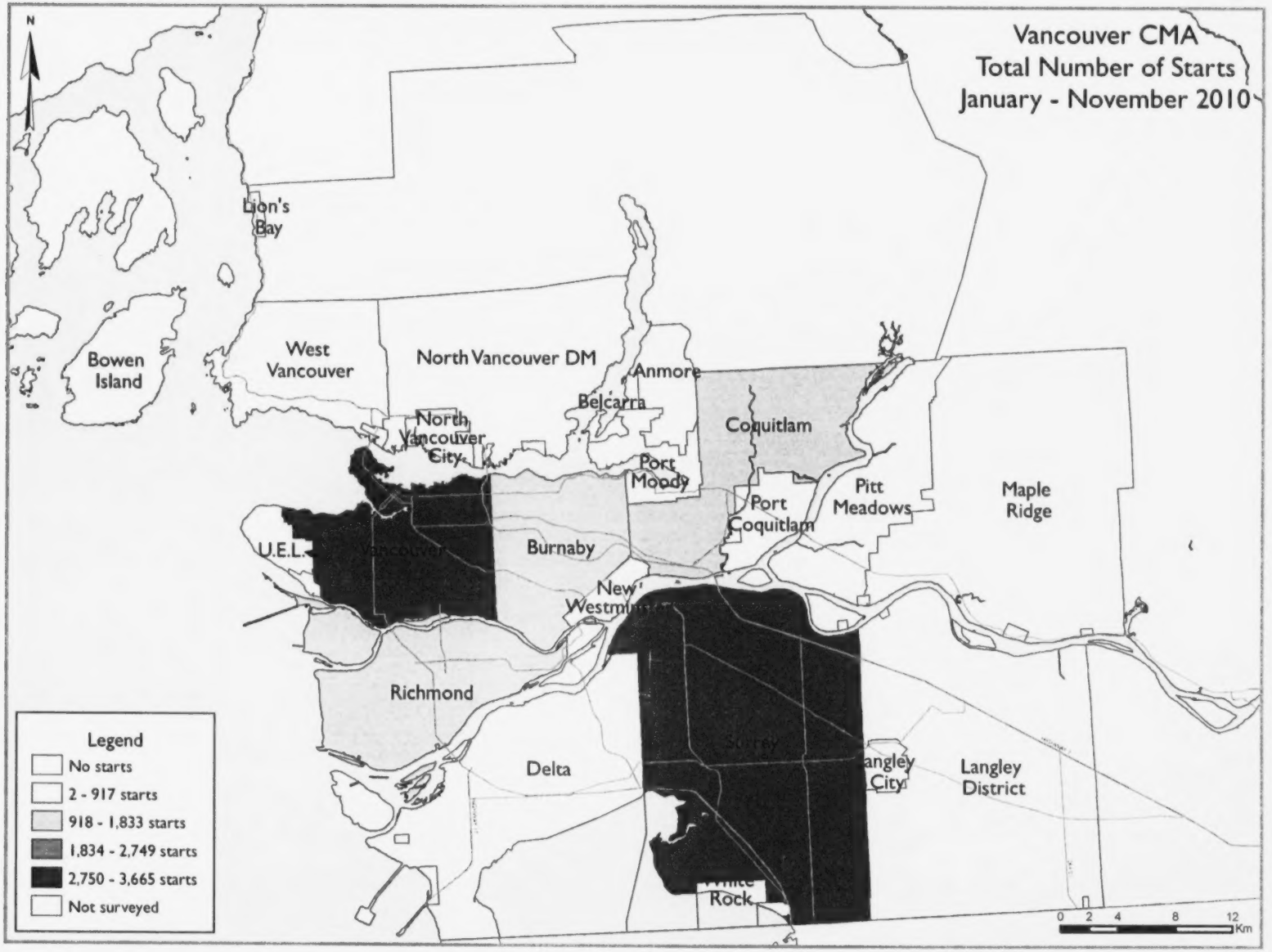

Vancouver CMA
Number of Starts (Multiples)
November 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Langley City
Langley District
White Rock
Legend
No starts
4 - 53 starts
54 - 103 starts
104 - 153 starts
154 - 203 starts
Not surveyed
0 2 4 8 12 Km

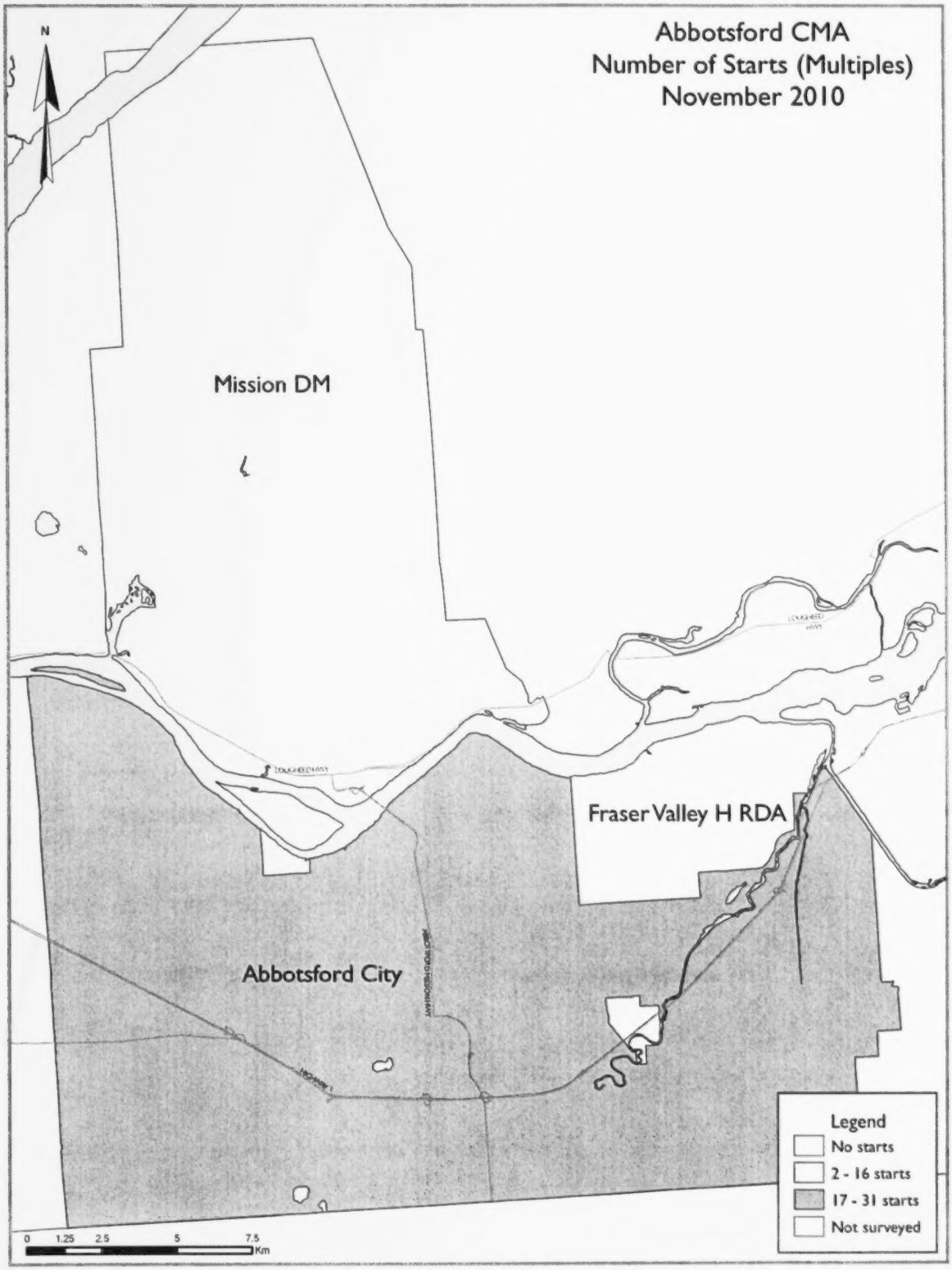

Vancouver CMA
Number of Starts (Singles)
November 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 25 starts
26 - 49 starts
50 - 73 starts
74 - 97 starts
Not surveyed
0 2 4 8 12 Km

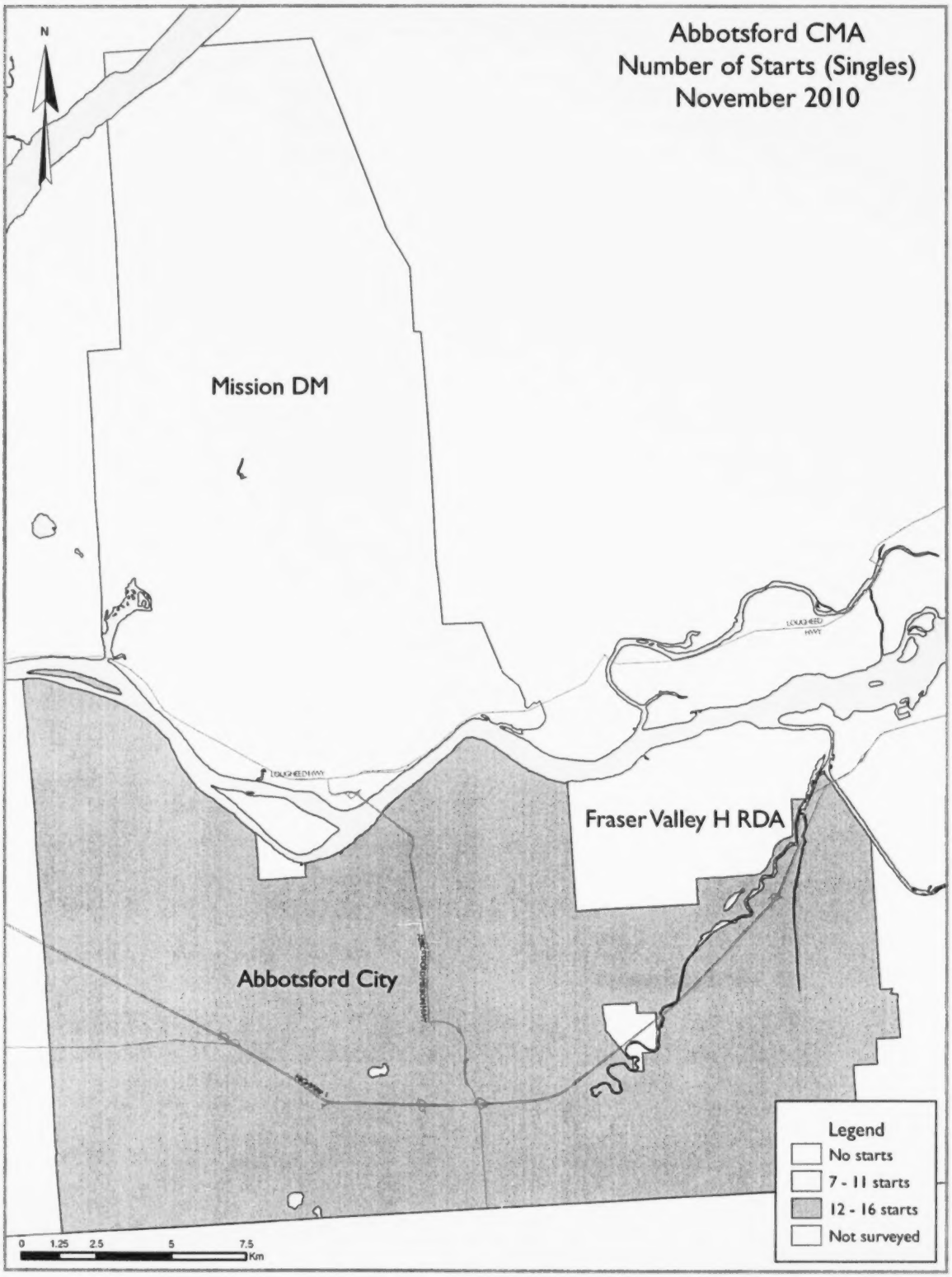

Vancouver CMA
Total Number of Starts
November 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 75 starts
76 - 150 starts
151 - 225 starts
226 - 300 starts
Not surveyed
0 2 4 8 12
Km

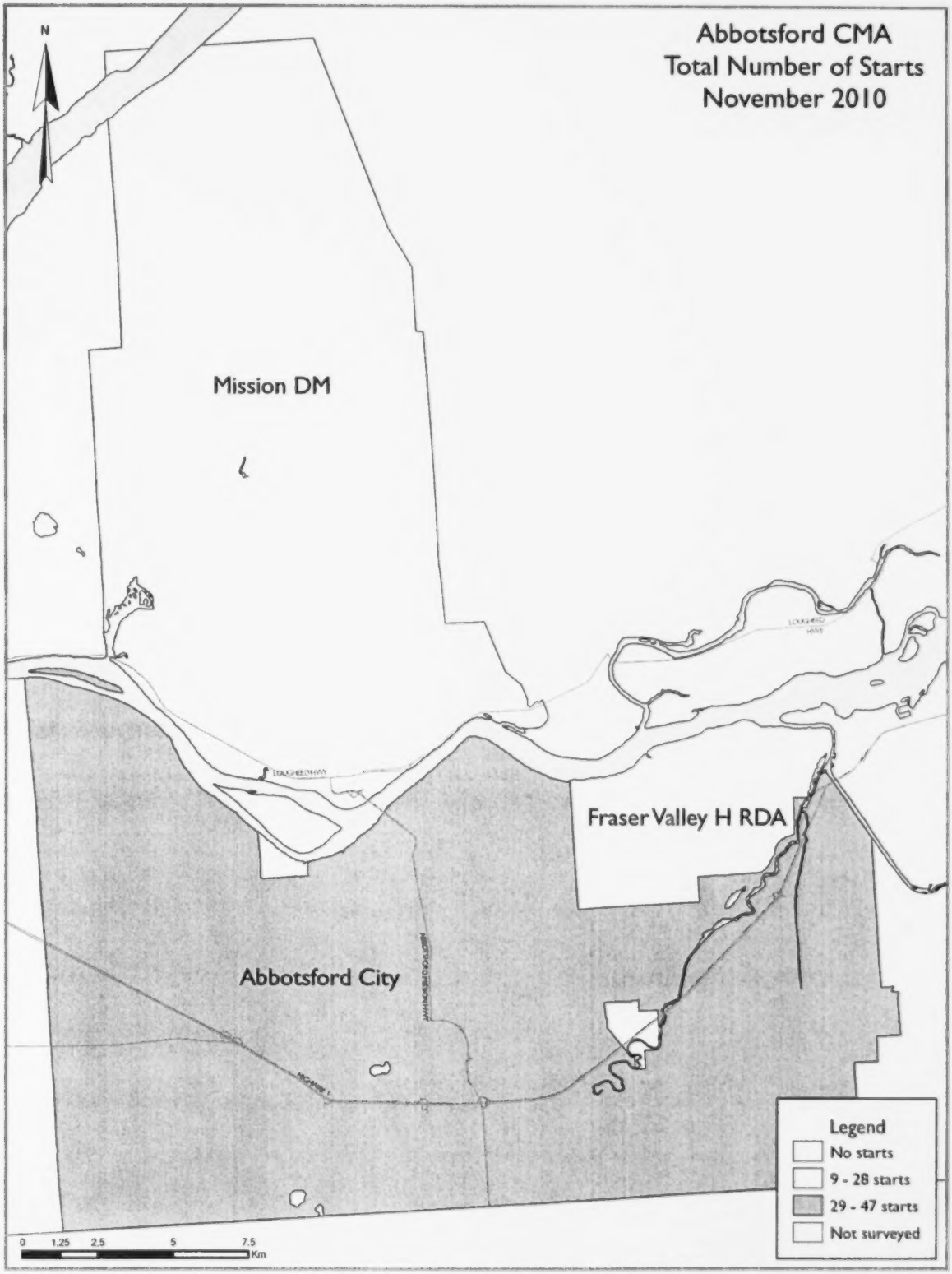

Vancouver CMA
Number of Starts (Multiples)
January - November 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 730 starts
731 - 1,459 starts
1,460 - 2,188 starts
2,189 - 2,917 starts
Not surveyed
0 2 4 8 12
Km

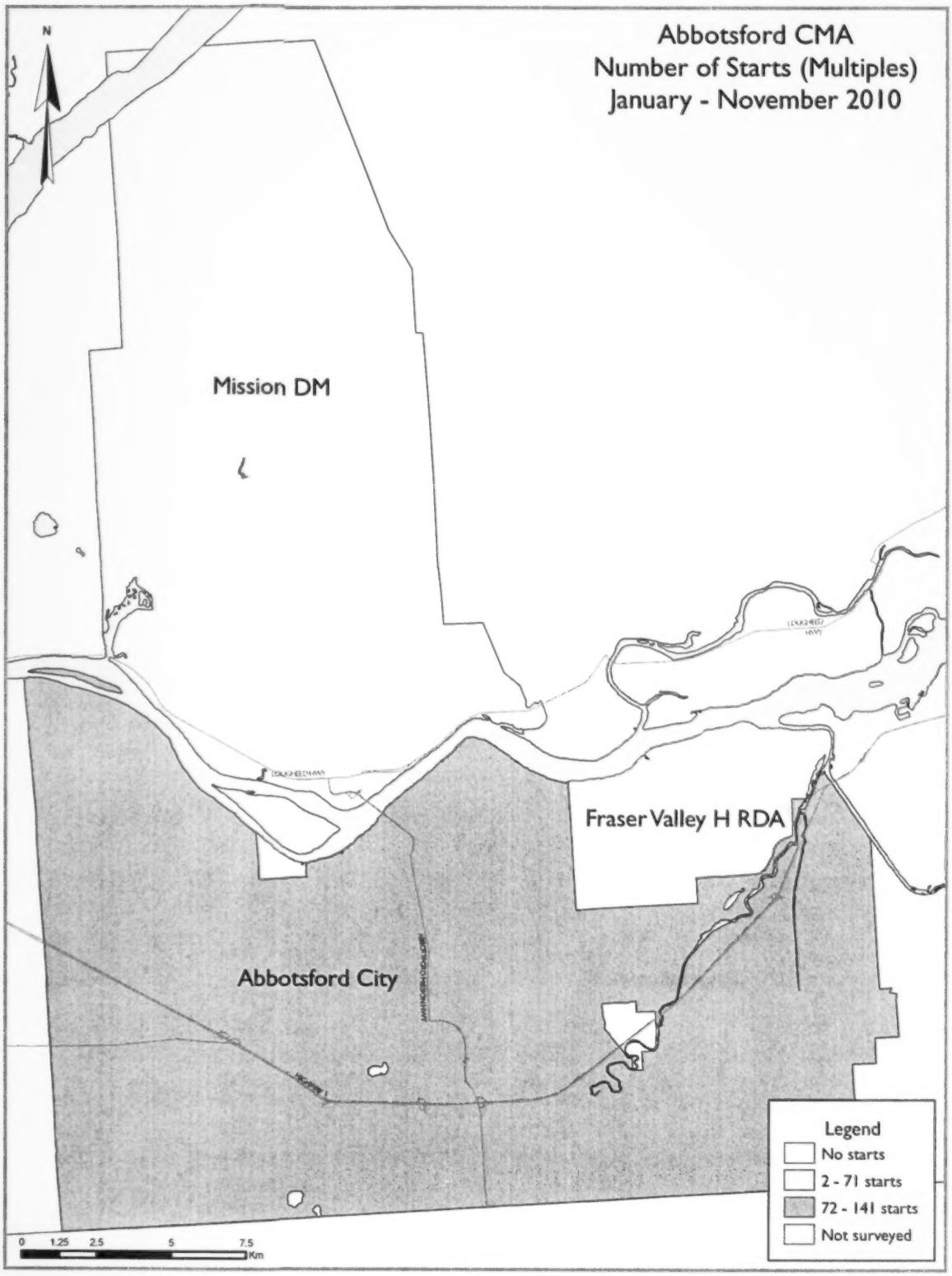

Vancouver CMA
Number of Starts (Singles)
January - November 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Langley City
Langley District
White Rock
Legend
No starts
2 - 461 starts
462 - 921 starts
922 - 1,380 starts
1,381 - 1,840 starts
Not surveyed
0 2 4 8 12 Km

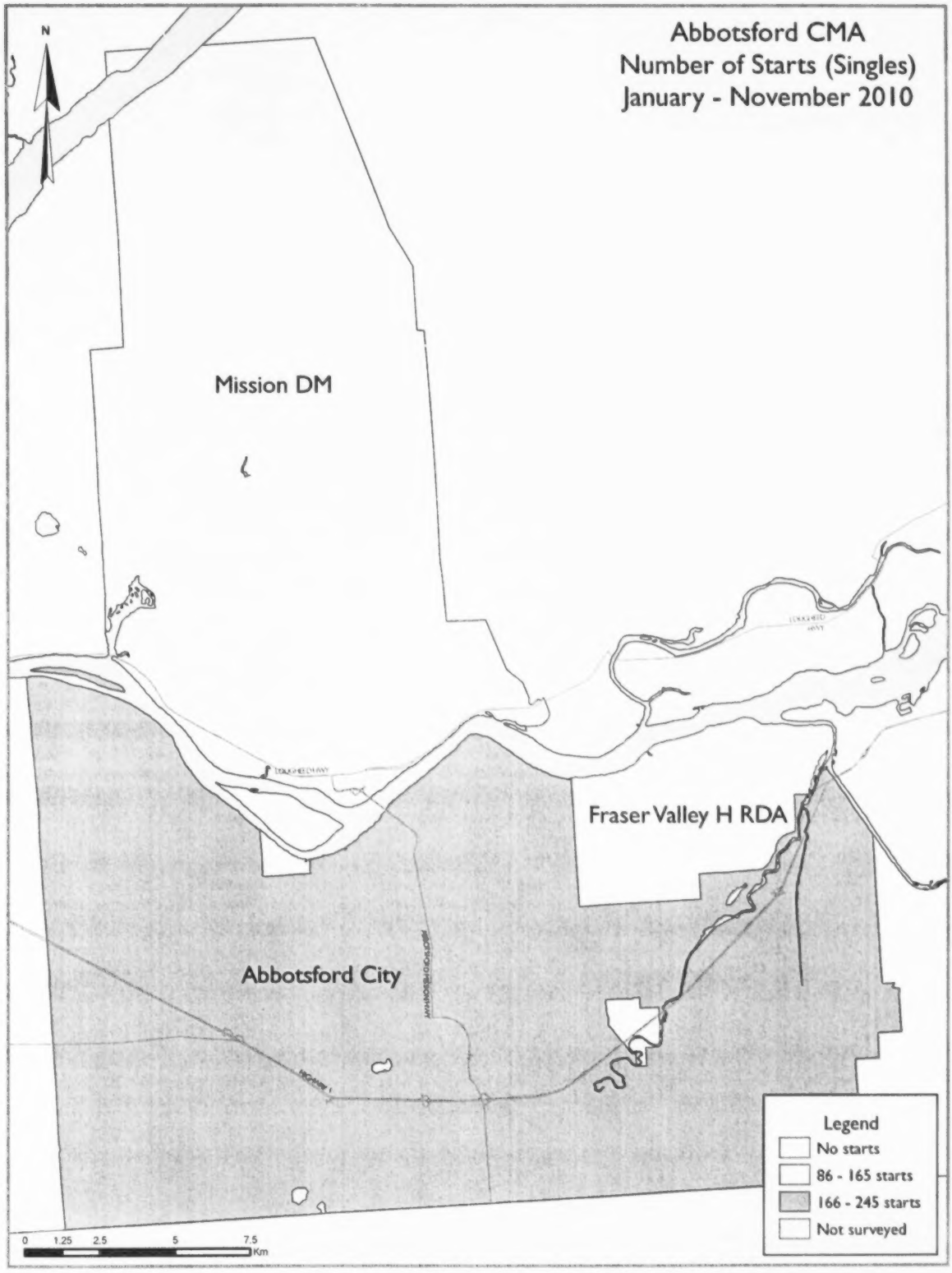

Vancouver CMA
Total Number of Starts
January - November 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 917 starts
918 - 1,833 starts
1,834 - 2,749 starts
2,750 - 3,665 starts
Not surveyed
0 2 4 8 12
Km

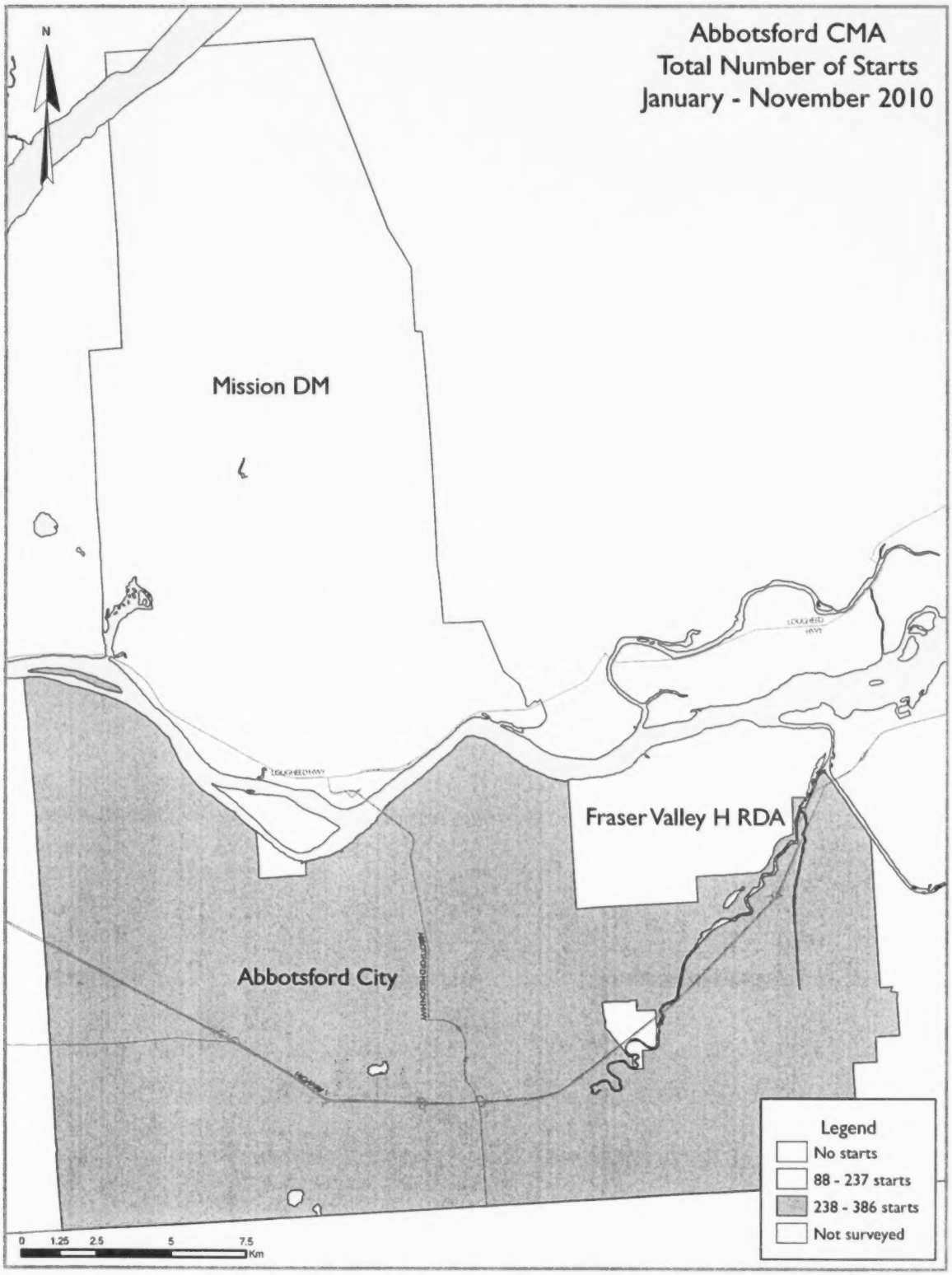

Abbotsford CMA
Number of Starts (Multiples)
November 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
2 - 16 starts
17 - 31 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
November 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
7 - 11 starts
12 - 16 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
November 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
9 - 28 starts
29 - 47 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - November 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
2 - 71 starts
72 - 141 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January - November 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
86 - 165 starts
166 - 245 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
January - November 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
88 - 237 starts
238 - 386 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

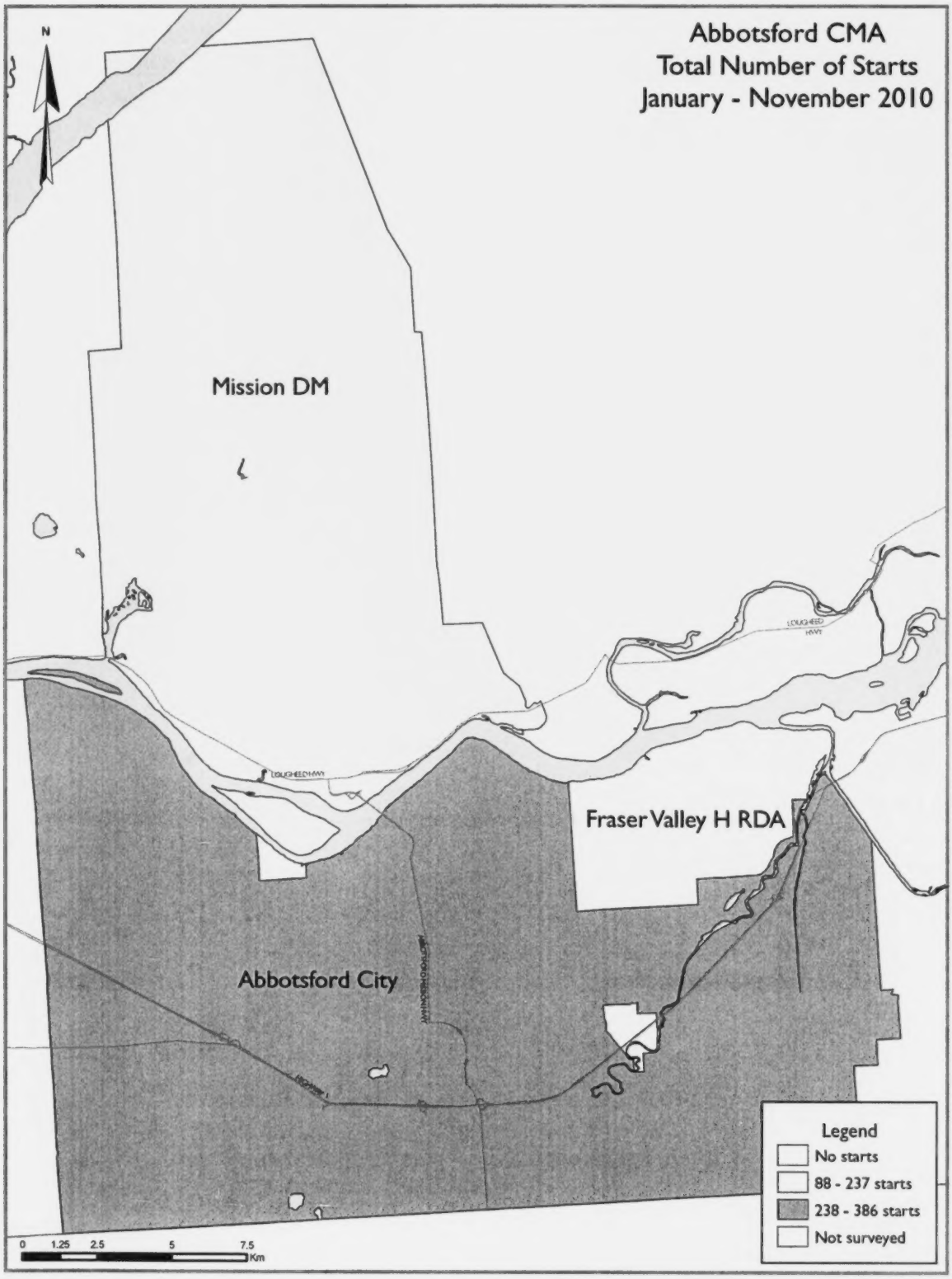
1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation


Abbotsford CMA
Total Number of Starts
January - November 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
88 - 237 starts
238 - 386 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

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2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	277	16	79	0	168	337	34	7	918
November 2009	396	22	84	0	187	62	5	37	793
% Change	-30.1	-27.3	-6.0	n/a	-10.2	**	**	-81.1	15.8
Year-to-date 2010	4,068	248	1,215	39	2,196	4,709	188	839	13,502
Year-to-date 2009	2,584	158	561	13	1,678	1,907	27	396	7,329
% Change	57.4	57.0	116.6	200.0	30.9	146.9	**	111.9	84.2
UNDER CONSTRUCTION									
November 2010	3,212	196	1,047	40	1,766	7,944	158	872	15,235
November 2009	2,743	180	667	23	2,008	11,616	14	824	18,075
% Change	17.1	8.9	57.0	73.9	-12.1	-31.6	**	5.8	-15.7
COMPLETIONS									
November 2010	469	46	126	3	347	378	9	25	1,403
November 2009	245	28	58	14	128	848	0	29	1,350
% Change	91.4	64.3	117.2	-78.6	171.1	-55.4	n/a	-13.8	3.9
Year-to-date 2010	3,552	242	777	26	2,385	7,742	40	649	15,413
Year-to-date 2009	2,960	267	500	25	2,284	8,028	40	722	14,826
% Change	20.0	-9.4	55.4	4.0	4.4	-3.6	0.0	-10.1	4.0
COMPLETED & NOT ABSORBED									
November 2010	717	83	118	2	377	2,100	1	160	3,558
November 2009	606	72	81	3	291	686	0	54	1,793
% Change	18.3	15.3	45.7	-33.3	29.6	**	n/a	196.3	98.4
ABSORBED									
November 2010	403	33	120	2	268	331	10	20	1,187
November 2009	325	44	106	17	131	728	0	44	1,395
% Change	24.0	-25.0	13.2	-88.2	104.6	-54.5	n/a	-54.5	-14.9
Year-to-date 2010	3,393	224	742	27	2,276	6,353	34	263	13,312
Year-to-date 2009	3,458	338	553	48	2,360	7,896	40	616	15,309
% Change	-1.9	-33.7	34.2	-43.8	-3.6	-19.5	-15.0	-57.3	-13.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
November 2010	33	0	0	0	5	0	0	0	38
November 2009	20	10	0	0	18	0	0	0	48
Delta									
November 2010	12	2	2	0	0	0	0	0	16
November 2009	18	0	0	0	29	0	0	4	51
Langley									
November 2010	17	0	11	0	23	0	5	0	56
November 2009	24	0	24	0	37	62	5	0	152
Maple Ridge / Pitt Meadows									
November 2010	20	0	0	0	0	0	0	0	20
November 2009	30	0	0	0	0	0	0	0	30
New Westminster									
November 2010	9	0	0	0	0	0	0	0	9
November 2009	8	0	0	0	0	0	0	0	8
North Vancouver									
November 2010	10	2	10	0	0	0	0	0	22
November 2009	11	2	2	0	0	0	0	0	15
Richmond									
November 2010	15	0	14	0	7	0	0	3	39
November 2009	5	0	8	0	0	0	0	0	13
Surrey									
November 2010	97	0	0	0	92	107	0	4	300
November 2009	198	0	20	0	80	0	0	33	331
Tri-Cities									
November 2010	0	6	0	0	0	72	0	0	78
November 2009	26	2	20	0	23	0	0	0	71
University Endowment Lands									
November 2010	0	0	0	0	7	60	0	0	67
November 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2010	52	6	40	0	31	98	29	0	256
November 2009	44	8	8	0	0	0	0	0	60
West Vancouver									
November 2010	6	0	0	0	0	0	0	0	6
November 2009	5	0	0	0	0	0	0	0	5
White Rock									
November 2010	1	0	2	0	3	0	0	0	6
November 2009	5	0	2	0	0	0	0	0	7
Vancouver CMA									
November 2010	277	16	79	0	168	337	34	7	918
November 2009	396	22	84	0	187	62	5	37	793

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
November 2010	215	54	0	0	83	1,069	0	0	1,421
November 2009	125	44	0	0	83	915	5	0	1,172
Delta									
November 2010	88	2	2	0	80	79	3	2	256
November 2009	85	0	0	0	46	51	0	7	189
Langley									
November 2010	164	2	119	0	288	167	6	0	746
November 2009	167	6	104	0	185	286	6	0	754
Maple Ridge / Pitt Meadows									
November 2010	148	0	0	0	89	0	0	0	237
November 2009	170	2	0	1	137	144	0	2	456
New Westminster									
November 2010	58	4	0	33	10	229	0	0	334
November 2009	32	0	0	6	0	692	0	0	730
North Vancouver									
November 2010	89	12	38	0	18	348	0	52	557
November 2009	73	18	18	3	142	573	0	0	827
Richmond									
November 2010	309	4	296	1	143	391	5	89	1,238
November 2009	141	4	194	2	255	886	0	4	1,486
Surrey									
November 2010	1,145	10	4	5	763	1,083	0	76	3,086
November 2009	1,133	10	38	11	822	2,427	0	136	4,577
Tri-Cities									
November 2010	88	34	193	0	156	654	0	50	1,175
November 2009	164	10	134	0	148	922	0	0	1,378
University Endowment Lands									
November 2010	4	0	0	0	7	230	0	0	241
November 2009	10	0	0	0	4	137	0	180	331
Vancouver City									
November 2010	663	60	347	1	123	3,664	144	601	5,603
November 2009	438	74	139	0	186	4,506	3	495	5,841
West Vancouver									
November 2010	154	14	0	0	0	0	0	0	168
November 2009	125	12	0	0	0	33	0	0	170
White Rock									
November 2010	14	0	46	0	6	30	0	0	96
November 2009	17	0	38	0	0	44	0	0	99
Vancouver CMA									
November 2010	3,212	196	1,047	40	1,766	7,944	158	872	15,235
November 2009	2,743	180	667	23	2,008	11,616	14	824	18,075

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
November 2010	33	12	0	0	22	26	0	0	93
November 2009	9	8	0	0	0	0	0	0	17
Delta									
November 2010	21	0	0	0	53	0	0	0	74
November 2009	16	2	0	0	3	0	0	0	21
Langley									
November 2010	16	0	12	0	12	0	2	0	42
November 2009	40	0	6	0	8	156	0	0	210
Maple Ridge / Pitt Meadows									
November 2010	35	0	0	0	89	21	0	1	146
November 2009	23	0	0	0	6	0	0	8	37
New Westminster									
November 2010	4	0	0	3	0	0	0	0	7
November 2009	5	0	0	0	0	0	0	0	5
North Vancouver									
November 2010	12	4	0	0	0	0	0	0	16
November 2009	5	2	2	1	13	0	0	0	23
Richmond									
November 2010	29	4	38	0	58	0	0	0	129
November 2009	18	0	10	2	17	185	0	2	234
Surrey									
November 2010	194	0	2	0	95	0	0	24	315
November 2009	87	0	2	11	60	209	0	19	388
Tri-Cities									
November 2010	1	0	0	0	5	0	0	0	6
November 2009	5	8	34	0	17	74	0	0	138
University Endowment Lands									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
November 2010	113	26	68	0	13	331	7	0	558
November 2009	22	8	0	0	0	224	0	0	254
West Vancouver									
November 2010	4	0	0	0	0	0	0	0	4
November 2009	15	0	0	0	4	0	0	0	19
White Rock									
November 2010	0	0	6	0	0	0	0	0	6
November 2009	0	0	4	0	0	0	0	0	4
Vancouver CMA									
November 2010	469	46	126	3	347	378	9	25	1,403
November 2009	245	28	58	14	128	848	0	29	1,350

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
November 2010	64	30	0	0	17	66	0	0	177
November 2009	58	13	0	0	9	23	0	0	103
Delta									
November 2010	24	1	0	0	18	0	0	1	44
November 2009	15	3	0	0	4	6	0	4	32
Langley									
November 2010	28	2	38	1	30	53	0	0	152
November 2009	31	2	6	2	19	20	0	0	80
Maple Ridge / Pitt Meadows									
November 2010	70	0	0	0	39	110	0	0	219
November 2009	64	0	0	0	8	58	0	0	130
New Westminster									
November 2010	17	0	0	1	0	271	0	0	289
November 2009	8	0	0	0	0	6	0	0	14
North Vancouver									
November 2010	18	6	6	0	23	82	0	0	135
November 2009	17	0	0	0	8	28	0	1	54
Richmond									
November 2010	18	1	22	0	20	35	0	1	97
November 2009	41	1	18	1	9	64	0	2	136
Surrey									
November 2010	312	1	4	0	140	557	0	35	1,049
November 2009	171	0	4	0	169	257	0	41	642
Tri-Cities									
November 2010	18	1	31	0	22	88	0	0	160
November 2009	13	8	26	0	13	42	0	0	102
University Endowment Lands									
November 2010	0	0	0	0	2	50	0	123	175
November 2009	1	0	0	0	15	37	0	6	59
Vancouver City									
November 2010	119	41	6	0	66	768	1	0	1,001
November 2009	134	44	17	0	29	126	0	0	350
West Vancouver									
November 2010	18	0	0	0	0	9	0	0	27
November 2009	44	1	0	0	3	2	0	0	50
White Rock									
November 2010	3	0	11	0	0	11	0	0	25
November 2009	2	0	10	0	5	17	0	0	34
Vancouver CMA									
November 2010	717	83	118	2	377	2,100	1	160	3,558
November 2009	606	72	81	3	291	686	0	54	1,793

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
November 2010	17	8	0	0	16	12	0	0	53
November 2009	16	12	0	0	2	3	0	0	33
Delta									
November 2010	21	0	0	0	45	0	0	0	66
November 2009	16	0	0	0	2	0	0	0	18
Langley									
November 2010	19	0	8	0	11	8	2	0	48
November 2009	47	0	10	0	3	148	0	0	208
Maple Ridge / Pitt Meadows									
November 2010	32	0	0	0	59	0	0	1	92
November 2009	37	0	0	0	9	3	0	8	57
New Westminster									
November 2010	1	0	0	2	0	5	0	0	8
November 2009	3	0	0	0	0	0	0	0	3
North Vancouver									
November 2010	10	0	0	0	0	0	0	0	10
November 2009	16	2	2	1	11	1	0	0	33
Richmond									
November 2010	24	3	34	0	58	0	0	0	119
November 2009	22	2	38	2	21	177	0	0	262
Surrey									
November 2010	160	0	4	0	70	13	0	19	266
November 2009	121	4	2	14	59	149	0	35	384
Tri-Cities									
November 2010	1	0	0	0	3	0	0	0	4
November 2009	11	12	52	0	20	82	0	0	177
University Endowment Lands									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	1	0	1	2
Vancouver City									
November 2010	109	22	66	0	6	290	8	0	501
November 2009	24	11	0	0	0	156	0	0	191
West Vancouver									
November 2010	6	0	0	0	0	2	0	0	8
November 2009	11	1	0	0	4	1	0	0	17
White Rock									
November 2010	0	0	8	0	0	1	0	0	9
November 2009	0	0	2	0	0	7	0	0	9
Vancouver CMA									
November 2010	403	33	120	2	268	331	10	20	1,187
November 2009	325	44	106	17	131	728	0	44	1,395

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	2	0	0	0	0	0	0	4	2	100.0
Burnaby - Mountain	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - North	9	9	0	2	0	7	0	0	9	18	-50.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	3	0	2	0	0	0	0	6	5	20.0
Burnaby - Central Park	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Remainder	15	6	0	6	5	11	0	0	20	23	-13.0
Burnaby Total	33	20	0	10	5	18	0	0	38	48	-20.8
Coquitlam	0	26	6	2	0	23	0	12	6	63	-90.5
Delta - Tsawwassen	0	1	0	0	0	0	0	0	0	1	-100.0
Delta - Ladner	1	14	0	2	0	0	0	4	1	20	-95.0
Delta - North	11	3	2	0	0	27	2	0	15	30	-50.0
Delta	12	18	2	2	0	27	2	4	16	51	-68.6
Langley City	0	0	0	0	0	0	0	62	0	62	-100.0
Langley District	22	29	0	0	28	37	6	24	56	90	-37.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	20	27	0	0	0	0	0	0	20	27	-25.9
New Westminster	9	8	0	0	0	0	0	0	9	8	12.5
North Vancouver City	3	2	2	2	0	0	2	2	7	6	16.7
North Vancouver DM	7	9	0	0	0	0	8	0	15	9	66.7
Pitt Meadows	0	3	0	0	0	0	0	0	0	3	-100.0
Port Coquitlam	0	0	0	0	0	0	72	8	72	8	**
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	15	5	2	0	5	0	17	8	39	13	200.0
Surrey - South	29	41	6	0	11	18	62	2	108	61	77.0
Surrey - Cloverdale	15	61	6	0	28	34	3	43	52	138	-62.3
Surrey - North	37	87	0	0	24	0	46	8	107	95	12.6
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	16	9	0	0	17	28	0	0	33	37	-10.8
Surrey Total	97	198	12	0	80	80	111	53	300	331	-9.4
University Endowment Lands	0	0	0	0	7	0	60	0	67	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	2	2	0	9	0	0	0	11	2	**
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Kerrisdale	4	5	0	0	0	0	2	0	6	5	20.0
Vancouver - Marpole	5	3	0	4	0	0	4	0	9	7	28.6
Vancouver - Eastside	48	15	0	2	10	0	126	8	184	25	**
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Westside	21	19	0	0	12	0	6	0	39	19	105.3
Vancouver Total	81	44	6	8	31	0	138	8	256	60	**
West Vancouver	6	5	0	0	0	0	0	0	6	5	20.0
White Rock	1	5	0	0	3	0	2	2	6	7	-14.3
Vancouver CMA	311	401	30	24	159	185	418	183	918	793	15.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	27	9	0	0	0	0	0	0	27	9	200.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	17	15	0	0	0	0	6	2	23	17	35.3
Burnaby - Mountain	0	3	0	0	0	0	0	0	0	3	-100.0
Burnaby - North	61	33	4	4	4	47	26	9	95	93	2.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	49	18	12	8	17	4	37	0	110	30	**
Burnaby - Central Park	32	7	12	8	26	0	149	130	219	145	51.0
Burnaby - Remainder	122	61	74	36	38	36	357	240	591	373	58.4
Burnaby Total	264	122	102	56	80	87	569	379	1,015	644	57.6
Coquitlam	147	162	34	14	135	115	738	136	1,054	427	146.8
Delta - Tsawwassen	15	7	0	2	0	0	55	0	70	9	**
Delta - Ladner	49	48	6	2	0	3	27	8	82	61	34.4
Delta - North	94	70	8	0	139	89	2	52	243	211	15.2
Delta	158	125	14	4	139	92	84	60	395	281	40.6
Langley City	3	2	0	0	0	36	167	160	170	198	-14.1
Langley District	217	159	2	4	365	137	174	236	758	536	41.4
Lion's Bay	2	1	0	0	0	0	0	0	2	1	100.0
Maple Ridge	274	179	4	8	105	96	21	2	404	285	41.8
New Westminster	110	46	4	0	10	0	129	158	253	204	24.0
North Vancouver City	9	13	18	8	8	11	220	10	255	42	**
North Vancouver DM	72	52	2	50	20	63	137	47	231	212	9.0
Pitt Meadows	14	14	0	12	0	8	0	0	14	34	-58.8
Port Coquitlam	6	4	4	0	42	60	126	24	178	88	102.3
Port Moody	14	7	0	0	21	0	0	0	35	7	**
Richmond	274	106	50	22	204	157	720	319	1,248	604	106.6
Surrey - South	436	202	48	38	257	360	76	10	817	610	33.9
Surrey - Cloverdale	541	408	10	4	146	128	133	234	830	774	7.2
Surrey - North	712	505	24	0	339	109	320	93	1,395	707	97.3
Surrey - Guildford	13	3	0	0	26	0	0	0	39	3	**
Surrey - Whalley	138	75	2	0	29	49	108	0	277	124	123.4
Surrey Total	1,840	1,193	84	42	797	646	637	337	3,358	2,218	51.4
University Endowment Lands	2	5	0	0	7	0	230	137	239	142	68.3
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	683	261	683	261	161.7
Vancouver - Kitsilano	5	3	8	4	24	0	2	47	39	54	-27.8
Vancouver - False Creek	2	0	2	2	0	0	124	0	128	2	**
Vancouver - Granville/Oak	7	3	2	0	0	0	51	0	60	3	**
Vancouver - Kerrisdale	43	27	0	0	0	0	14	33	57	60	-5.0
Vancouver - Marpole	54	20	6	8	0	0	32	2	92	30	**
Vancouver - Eastside	374	175	32	38	39	13	647	89	1,092	315	**
Vancouver - Mt. Pleasant	2	2	14	16	3	16	772	9	791	43	**
Vancouver - Strath/Grand	5	2	8	2	0	10	257	92	270	106	154.7
Vancouver - Westside	256	110	2	6	54	14	141	4	453	134	**
Vancouver Total	748	342	74	76	120	53	2,723	762	3,665	1,233	197.2
West Vancouver	89	47	2	0	0	0	0	0	91	47	93.6
White Rock	8	14	0	0	6	0	73	84	87	98	-11.2
Vancouver CMA	4,295	2,619	394	296	2,059	1,561	6,754	2,853	13,502	7,329	84.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	7	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	5	11	0	0	0	0	0	0
Burnaby Total	5	18	0	0	0	0	0	0
Coquitlam	0	23	0	0	0	12	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	4
Delta - North	0	27	0	0	2	0	0	0
Delta	0	27	0	0	2	0	0	4
Langley City	0	0	0	0	0	62	0	0
Langley District	28	37	0	0	6	24	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	2	0	0
North Vancouver DM	0	0	0	0	8	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	72	8	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	5	0	0	0	14	8	3	0
Surrey - South	11	18	0	0	62	0	0	2
Surrey - Cloverdale	28	34	0	0	0	20	3	23
Surrey - North	24	0	0	0	45	0	1	8
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	17	28	0	0	0	0	0	0
Surrey Total	80	80	0	0	107	20	4	33
University Endowment Lands	7	0	0	0	60	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	9	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	4	0	0	0
Vancouver - Eastside	10	0	0	0	126	8	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	12	0	0	0	6	0	0	0
Vancouver Total	31	0	0	0	138	8	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	3	0	0	0	2	2	0	0
Vancouver CMA	159	185	0	0	411	146	7	37

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	47	0	0	26	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	4	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	149	130	0	0
Burnaby - Remainder	38	31	0	5	287	240	70	0
Burnaby Total	80	82	0	5	499	379	70	0
Coquitlam	135	115	0	0	688	136	50	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	3	0	0	24	0	3	8
Delta - North	139	89	0	0	2	51	0	1
Delta	139	92	0	0	81	51	3	9
Langley City	0	36	0	0	167	160	0	0
Langley District	365	137	0	0	174	236	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	105	91	0	0	21	0	0	2
New Westminster	10	0	0	0	129	158	0	0
North Vancouver City	8	11	0	0	168	10	52	0
North Vancouver DM	20	63	0	0	137	47	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	42	60	0	0	126	24	0	0
Port Moody	21	0	0	0	0	0	0	0
Richmond	204	157	0	0	633	319	87	0
Surrey - South	257	360	0	0	62	0	14	10
Surrey - Cloverdale	146	128	0	0	20	120	113	114
Surrey - North	339	109	0	0	285	66	35	27
Surrey - Guildford	26	0	0	0	0	0	0	0
Surrey - Whalley	29	49	0	0	108	0	0	0
Surrey Total	797	646	0	0	475	186	162	151
University Endowment Lands	7	0	0	0	230	91	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	479	156	204	105
Vancouver - Kitsilano	24	0	0	0	2	47	0	0
Vancouver - False Creek	0	0	0	0	124	0	0	0
Vancouver - Granville/Oak	0	0	0	0	51	0	0	0
Vancouver - Kerrisdale	0	0	0	0	14	33	0	0
Vancouver - Marpole	0	0	0	0	32	2	0	0
Vancouver - Eastside	39	13	0	0	618	86	29	3
Vancouver - Mt. Pleasant	3	16	0	0	772	9	0	0
Vancouver - Strath/Grand	0	10	0	0	128	12	129	80
Vancouver - Westside	54	14	0	0	90	4	51	0
Vancouver Total	120	53	0	0	2,310	574	413	188
West Vancouver	0	0	0	0	0	0	0	0
White Rock	6	0	0	0	73	84	0	0
Vancouver CMA	2,059	1,551	0	5	5,915	2,457	839	396

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	2	0	0	0	0	4	2
Burnaby - Mountain	0	1	0	0	0	0	0	1
Burnaby - North	9	11	0	7	0	0	9	18
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	5	0	0	0	0	6	5
Burnaby - Central Park	3	1	0	0	0	0	3	1
Burnaby - Remainder	15	12	5	11	0	0	20	23
Burnaby Total	33	30	5	18	0	0	38	48
Coquitlam	6	40	0	23	0	0	6	63
Delta - Tsawwassen	0	1	0	0	0	0	0	1
Delta - Ladner	1	14	0	2	0	4	1	20
Delta - North	15	3	0	27	0	0	15	30
Delta	16	18	0	29	0	4	16	51
Langley City	0	0	0	62	0	0	0	62
Langley District	28	48	23	37	5	5	56	90
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	27	0	0	0	0	20	27
New Westminster	9	8	0	0	0	0	9	8
North Vancouver City	7	6	0	0	0	0	7	6
North Vancouver DM	15	9	0	0	0	0	15	9
Pitt Meadows	0	3	0	0	0	0	0	3
Port Coquitlam	0	8	72	0	0	0	72	8
Port Moody	0	0	0	0	0	0	0	0
Richmond	29	13	7	0	3	0	39	13
Surrey - South	29	41	79	18	0	2	108	61
Surrey - Cloverdale	15	81	34	34	3	23	52	138
Surrey - North	37	87	69	0	1	8	107	95
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	16	9	17	28	0	0	33	37
Surrey Total	97	218	199	80	4	33	300	331
University Endowment Lands	0	0	67	0	0	0	67	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	2	9	0	0	0	11	2
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	2	0	0	0	0	0	2	0
Vancouver - Kerrisdale	6	5	0	0	0	0	6	5
Vancouver - Marpole	8	7	0	0	1	0	9	7
Vancouver - Eastside	54	25	108	0	22	0	184	25
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	4	0	0	0	0	0	4	0
Vancouver - Westside	21	19	12	0	6	0	39	19
Vancouver Total	98	60	129	0	29	0	256	60
West Vancouver	6	5	0	0	0	0	6	5
White Rock	3	7	3	0	0	0	6	7
Vancouver CMA	372	502	505	249	41	42	918	793

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	27	9	0	0	0	0	27	9
Belcarra	0	2	0	0	0	0	0	2
Bowen Island	21	17	0	0	2	0	23	17
Burnaby - Mountain	0	3	0	0	0	0	0	3
Burnaby - North	65	37	30	56	0	0	95	93
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	61	26	49	4	0	0	110	30
Burnaby - Central Park	44	15	175	130	0	0	219	145
Burnaby - Remainder	196	97	325	271	70	5	591	373
Burnaby Total	366	178	579	461	70	5	1,015	644
Coquitlam	343	245	661	182	50	0	1,054	427
Delta - Tsawwassen	15	9	55	0	0	0	70	9
Delta - Ladner	48	48	28	5	6	8	82	61
Delta - North	97	70	145	140	1	1	243	211
Delta	160	127	228	145	7	9	395	281
Langley City	3	2	167	196	0	0	170	198
Langley District	382	254	360	263	16	19	758	536
Lion's Bay	2	1	0	0	0	0	2	1
Maple Ridge	273	179	130	99	1	2	404	285
New Westminster	83	40	170	164	0	0	253	204
North Vancouver City	57	31	146	11	52	0	255	42
North Vancouver DM	80	48	151	164	0	0	231	212
Pitt Meadows	14	14	0	20	0	0	14	34
Port Coquitlam	46	33	132	55	0	0	178	88
Port Moody	14	7	21	0	0	0	35	7
Richmond	513	258	643	346	92	0	1,248	604
Surrey - South	431	201	372	399	14	10	817	610
Surrey - Cloverdale	561	460	156	200	113	114	830	774
Surrey - North	714	505	646	175	35	27	1,395	707
Surrey - Guildford	13	3	26	0	0	0	39	3
Surrey - Whalley	140	75	137	49	0	0	277	124
Surrey Total	1,859	1,244	1,337	823	162	151	3,358	2,218
University Endowment Lands	2	5	237	91	0	46	239	142
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	479	156	204	105	683	261
Vancouver - Kitsilano	15	7	24	47	0	0	39	54
Vancouver - False Creek	4	2	124	0	0	0	128	2
Vancouver - Granville/Oak	7	3	49	0	4	0	60	3
Vancouver - Kerrisdale	53	27	0	33	4	0	57	60
Vancouver - Marpole	82	30	0	0	10	0	92	30
Vancouver - Eastside	551	299	430	10	111	6	1,092	315
Vancouver - Mt. Pleasant	15	18	775	25	1	0	791	43
Vancouver - Strath/Grand	141	4	0	22	129	80	270	106
Vancouver - Westside	267	118	74	16	112	0	453	134
Vancouver Total	1,135	508	1,955	534	575	191	3,665	1,233
West Vancouver	91	47	0	0	0	0	91	47
White Rock	60	54	27	44	0	0	87	98
Vancouver CMA	5,531	3,303	6,944	3,598	1,027	423	13,502	7,329

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Anmore	5	0	0	0	0	0	0	0	5	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	3	0	0	17	0	0	0	25	3	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Remainder	22	5	12	8	5	0	26	0	65	13	**
Burnaby Total	33	9	12	8	22	0	26	0	93	17	**
Coquitlam	0	5	0	8	0	4	0	96	0	113	-100.0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	21	16	0	2	53	3	0	0	74	21	**
Delta	21	16	0	2	53	3	0	0	74	21	**
Langley City	1	0	0	0	0	0	0	86	1	86	-98.8
Langley District	17	40	0	0	12	8	12	76	41	124	-66.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	35	22	0	0	89	6	22	8	146	36	**
New Westminster	7	5	0	0	0	0	0	0	7	5	40.0
North Vancouver City	0	0	4	2	0	11	0	2	4	15	-73.3
North Vancouver DM	12	6	0	2	0	0	0	0	12	8	50.0
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	0	0	0	0	5	13	0	12	5	25	-80.0
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	29	20	18	0	44	17	38	197	129	234	-44.9
Surrey - South	32	32	4	0	45	25	3	169	84	226	-62.8
Surrey - Cloverdale	76	27	0	0	7	12	21	59	104	98	6.1
Surrey - North	75	28	0	0	39	12	2	2	116	42	176.2
Surrey - Guildford	2	0	0	0	0	0	0	0	2	0	n/a
Surrey - Whalley	9	11	0	0	0	11	0	0	9	22	-59.1
Surrey Total	194	98	4	0	91	60	26	230	315	388	-18.8
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	5	0	193	224	198	224	-11.6
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	3	1	0	0	0	0	0	0	3	1	200.0
Vancouver - Marpole	6	1	2	0	0	0	6	0	14	1	**
Vancouver - Eastside	95	2	22	2	6	0	72	0	195	4	**
Vancouver - Mt. Pleasant	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - Strath/Grand	0	0	2	0	0	0	128	0	130	0	n/a
Vancouver - Westside	15	17	2	2	0	0	0	0	17	19	-10.5
Vancouver Total	120	22	28	8	11	0	399	224	558	254	119.7
West Vancouver	4	15	0	0	0	4	0	0	4	19	-78.9
White Rock	0	0	0	0	0	0	6	4	6	4	50.0
Vancouver CMA	481	259	66	30	327	126	529	935	1,403	1,350	3.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	14	16	0	0	0	0	0	0	14	16	-12.5
Belcarra	2	2	0	0	0	0	0	0	2	2	0.0
Bowen Island	17	24	0	0	0	0	4	2	21	26	-19.2
Burnaby - Mountain	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - North	49	51	6	8	37	5	248	162	340	226	50.4
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	221	0	223	-100.0
Burnaby - South & East	31	21	16	12	4	47	71	273	122	353	-65.4
Burnaby - Central Park	8	13	22	4	0	48	130	0	160	65	146.2
Burnaby - Remainder	75	66	58	56	18	106	172	440	323	668	-51.6
Burnaby Total	166	153	102	80	59	206	621	1,096	948	1,535	-38.2
Coquitlam	192	80	12	76	145	199	733	708	1,082	1,063	1.8
Delta - Tsawwassen	17	15	0	2	0	0	0	1	17	18	-5.6
Delta - Ladner	58	51	8	0	3	0	6	10	75	61	23.0
Delta - North	74	102	0	18	106	132	52	3	232	255	-9.0
Delta	149	168	8	20	109	132	58	14	324	334	-3.0
Langley City	2	2	0	0	0	0	62	187	64	189	-66.1
Langley District	193	352	12	18	207	57	294	316	706	743	-5.0
Lion's Bay	1	4	0	0	0	0	0	0	1	4	-75.0
Maple Ridge	294	237	26	12	120	16	23	203	463	468	-1.1
New Westminster	62	34	0	4	0	4	592	490	654	532	22.9
North Vancouver City	9	20	24	8	35	17	488	77	556	122	**
North Vancouver DM	61	74	40	12	79	0	47	167	227	253	-10.3
Pitt Meadows	13	24	0	14	0	8	144	70	157	116	35.3
Port Coquitlam	4	9	2	2	60	60	92	187	158	258	-38.8
Port Moody	6	17	0	0	0	0	0	355	6	372	-98.4
Richmond	122	150	60	50	306	162	1,032	1,118	1,520	1,480	2.7
Surrey - South	393	204	90	36	386	221	478	352	1,347	813	65.7
Surrey - Cloverdale	621	347	6	4	153	311	617	450	1,397	1,112	25.6
Surrey - North	705	482	12	36	276	215	161	260	1,154	993	16.2
Surrey - Guildford	8	5	0	0	0	0	64	0	72	5	**
Surrey - Whalley	86	74	0	4	35	251	568	589	689	918	-24.9
Surrey Total	1,813	1,112	108	80	850	998	1,888	1,651	4,659	3,841	21.3
University Endowment Lands	7	2	4	14	0	62	271	170	282	248	13.7
Vancouver - West End	0	0	0	0	0	0	319	20	319	20	**
Vancouver - Downtown	0	0	0	2	9	32	704	1,361	713	1,395	-48.9
Vancouver - Kitsilano	2	11	4	0	0	0	251	45	257	56	**
Vancouver - False Creek	0	1	0	2	56	10	1,059	0	1,115	13	**
Vancouver - Granville/Oak	6	2	0	16	0	6	21	212	27	236	-88.6
Vancouver - Kerrisdale	21	41	0	0	0	9	35	59	56	109	-48.6
Vancouver - Marpole	30	37	10	16	0	10	8	4	48	67	-28.4
Vancouver - Eastside	235	161	52	36	22	10	162	242	471	449	4.9
Vancouver - Mt. Pleasant	2	6	14	33	30	0	6	254	52	293	-82.3
Vancouver - Strath/Grand	1	5	4	8	10	3	140	100	155	116	33.6
Vancouver - Westside	110	152	8	2	48	53	16	94	182	301	-39.5
Vancouver Total	407	416	92	115	175	133	2,721	2,391	3,395	3,055	11.1
West Vancouver	66	98	0	2	0	8	8	0	74	108	-31.5
White Rock	13	6	0	2	0	5	87	48	100	61	63.9
Vancouver CMA	3,613	3,000	490	509	2,145	2,067	9,165	9,250	15,413	14,826	4.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	17	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	5	0	0	0	26	0	0	0
Burnaby Total	22	0	0	0	26	0	0	0
Coquitlam	0	4	0	0	0	96	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	53	3	0	0	0	0	0	0
Delta	53	3	0	0	0	0	0	0
Langley City	0	0	0	0	0	86	0	0
Langley District	12	8	0	0	12	76	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	89	6	0	0	21	0	1	8
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	11	0	0	0	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	13	0	0	0	12	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	44	17	0	0	38	195	0	2
Surrey - South	45	25	0	0	0	167	3	2
Surrey - Cloverdale	7	12	0	0	2	44	19	15
Surrey - North	39	12	0	0	0	0	2	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	11	0	0	0	0	0	0
Surrey Total	91	60	0	0	2	211	24	19
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	5	0	0	0	193	224	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	6	0	0	0
Vancouver - Eastside	6	0	0	0	72	0	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	128	0	0	0
Vancouver - Westside	0	0	0	0	0	0	0	0
Vancouver Total	11	0	0	0	399	224	0	0
West Vancouver	0	4	0	0	0	0	0	0
White Rock	0	0	0	0	6	4	0	0
Vancouver CMA	327	126	0	0	504	906	25	29

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	37	5	0	0	248	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	221	0	0
Burnaby - South & East	4	47	0	0	71	273	0	0
Burnaby - Central Park	0	48	0	0	130	0	0	0
Burnaby - Remainder	13	106	5	0	102	440	70	0
Burnaby Total	54	206	5	0	551	1,096	70	0
Coquitlam	145	199	0	0	733	642	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	3	0	0	0	0	0	6	10
Delta - North	106	132	0	0	51	0	1	3
Delta	109	132	0	0	51	0	7	14
Langley City	0	0	0	0	62	187	0	0
Langley District	207	57	0	0	294	316	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	120	16	0	0	21	195	2	8
New Westminster	0	4	0	0	592	490	0	0
North Vancouver City	35	17	0	0	463	75	25	2
North Vancouver DM	79	0	0	0	47	135	0	32
Pitt Meadows	0	8	0	0	144	70	0	0
Port Coquitlam	60	60	0	0	92	186	0	1
Port Moody	0	0	0	0	0	355	0	0
Richmond	306	159	0	3	1,028	1,116	4	2
Surrey - South	386	221	0	0	458	347	20	5
Surrey - Cloverdale	153	311	0	0	454	325	163	125
Surrey - North	276	215	0	0	119	150	42	110
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	35	235	0	16	568	589	0	0
Surrey Total	850	982	0	16	1,663	1,411	225	240
University Endowment Lands	0	62	0	0	137	93	134	77
Vancouver - West End	0	0	0	0	319	20	0	0
Vancouver - Downtown	9	26	0	6	704	1,089	0	272
Vancouver - Kitsilano	0	0	0	0	251	45	0	0
Vancouver - False Creek	56	10	0	0	877	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	212	0	0
Vancouver - Kerrisdale	0	9	0	0	35	59	0	0
Vancouver - Marpole	0	10	0	0	8	4	0	0
Vancouver - Eastside	22	10	0	0	162	234	0	8
Vancouver - Mt. Pleasant	30	0	0	0	6	254	0	0
Vancouver - Strath/Grand	10	3	0	0	140	100	0	0
Vancouver - Westside	48	53	0	0	16	94	0	0
Vancouver Total	175	127	0	6	2,539	2,111	182	280
West Vancouver	0	8	0	0	8	0	0	0
White Rock	0	5	0	0	87	48	0	0
Vancouver CMA	2,140	2,042	5	25	8,516	8,528	649	722

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Anmore	5	0	0	0	0	0	5	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	3	17	0	0	0	25	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	1	0	0	0	0	3	1
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	34	13	31	0	0	0	65	13
Burnaby Total	45	17	48	0	0	0	93	17
Coquitlam	0	35	0	78	0	0	0	113
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	21	18	53	3	0	0	74	21
Delta	21	18	53	3	0	0	74	21
Langley City	1	0	0	86	0	0	1	86
Langley District	27	46	12	78	2	0	41	124
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	35	22	110	6	1	8	146	36
New Westminster	4	5	3	0	0	0	7	5
North Vancouver City	4	4	0	11	0	0	4	15
North Vancouver DM	12	5	0	3	0	0	12	8
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	0	12	5	13	0	0	5	25
Port Moody	1	0	0	0	0	0	1	0
Richmond	71	28	58	204	0	2	129	234
Surrey - South	32	21	49	203	3	2	84	226
Surrey - Cloverdale	78	29	7	54	19	15	104	98
Surrey - North	75	28	39	12	2	2	116	42
Surrey - Guildford	2	0	0	0	0	0	2	0
Surrey - Whalley	9	11	0	11	0	0	9	22
Surrey Total	196	89	95	280	24	19	315	388
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	198	224	0	0	198	224
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	3	1	0	0	0	0	3	1
Vancouver - Marpole	11	1	0	0	3	0	14	1
Vancouver - Eastside	175	4	16	0	4	0	195	4
Vancouver - Mt. Pleasant	0	3	0	0	0	0	0	3
Vancouver - Strath/Grand	2	0	128	0	0	0	130	0
Vancouver - Westside	15	19	2	0	0	0	17	19
Vancouver Total	207	30	344	224	7	0	558	254
West Vancouver	4	15	0	4	0	0	4	19
White Rock	6	4	0	0	0	0	6	4
Vancouver CMA	641	331	728	990	34	29	1,403	1,350

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,500,000	1,558,860
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,500,000	1,454,636
Belcarra													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	2	13.3	1	6.7	12	80.0	15	800,000	863,333
Year-to-date 2009	0	0.0	1	3.7	4	14.8	7	25.9	15	55.6	27	800,000	816,444
Burnaby													
November 2010	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,018,000	967,929
November 2009	0	0.0	0	0.0	2	12.5	2	12.5	12	75.0	16	864,000	945,175
Year-to-date 2010	0	0.0	1	0.7	1	0.7	15	9.9	135	88.8	152	889,900	955,997
Year-to-date 2009	0	0.0	0	0.0	3	1.8	42	25.5	120	72.7	165	800,000	883,561
Coquitlam													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	1,000,000	908,688
Year-to-date 2010	0	0.0	0	0.0	15	8.1	93	50.3	77	41.6	185	689,900	763,695
Year-to-date 2009	0	0.0	0	0.0	0	0.0	42	51.2	40	48.8	82	735,000	821,903
Delta													
November 2010	0	0.0	0	0.0	1	4.8	16	76.2	4	19.0	21	712,900	724,362
November 2009	0	0.0	0	0.0	9	56.3	7	43.8	0	0.0	16	579,900	608,694
Year-to-date 2010	0	0.0	1	0.7	13	9.2	55	39.0	72	51.1	141	750,000	798,979
Year-to-date 2009	0	0.0	0	0.0	35	20.2	91	52.6	47	27.2	173	660,000	713,703
Langley City													
November 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Langley District													
November 2010	0	0.0	0	0.0	0	0.0	8	44.4	10	55.6	18	774,000	888,550
November 2009	0	0.0	5	10.9	23	50.0	11	23.9	7	15.2	46	572,000	608,657
Year-to-date 2010	0	0.0	2	1.1	48	26.5	67	37.0	64	35.4	181	699,000	799,471
Year-to-date 2009	9	2.0	46	10.2	195	43.2	140	31.0	61	13.5	451	599,000	659,435

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Maple Ridge													
November 2010	0	0.0	2	6.3	13	40.6	16	50.0	1	3.1	32	610,400	598,247
November 2009	1	2.8	7	19.4	20	55.6	8	22.2	0	0.0	36	561,500	555,728
Year-to-date 2010	0	0.0	63	22.3	133	47.0	77	27.2	10	3.5	283	569,000	573,801
Year-to-date 2009	5	1.8	80	28.2	119	41.9	78	27.5	2	0.7	284	559,900	561,566
New Westminster													
November 2010	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
November 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	6	11.8	15	29.4	25	49.0	5	9.8	51	628,000	640,584
Year-to-date 2009	0	0.0	0	0.0	10	28.6	20	57.1	5	14.3	35	648,000	665,543
North Vancouver City													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,119,500	1,174,250
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,345,000	1,255,167
North Vancouver DM													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,469,500	1,853,300
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,540,000	1,685,215
Year-to-date 2010	1	1.8	0	0.0	0	0.0	1	1.8	54	96.4	56	1,502,000	1,630,664
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	87	100.0	87	1,560,000	1,568,906
Pitt Meadows													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	1	11.1	2	22.2	6	66.7	0	0.0	9	--	--
Year-to-date 2009	0	0.0	7	19.4	26	72.2	2	5.6	1	2.8	36	532,950	538,467
Port Coquitlam													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	3	16.7	11	61.1	4	22.2	18	639,900	683,361
Port Moody													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	4	14.8	0	0.0	1	3.7	22	81.5	27	850,000	909,593
Richmond													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	1,904,000	1,843,117
November 2009	0	0.0	0	0.0	2	8.3	0	0.0	22	91.7	24	1,034,000	1,156,000
Year-to-date 2010	0	0.0	0	0.0	3	2.1	14	9.8	126	88.1	143	1,068,000	1,284,572
Year-to-date 2009	0	0.0	0	0.0	4	2.3	23	13.4	145	84.3	172	1,000,000	1,106,535

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
November 2010	0	0.0	8	5.0	62	38.8	38	23.8	52	32.5	160	647,826	696,996
November 2009	0	0.0	7	5.2	74	54.8	33	24.4	21	15.6	135	580,000	634,548
Year-to-date 2010	1	0.1	78	4.7	693	41.7	514	31.0	374	22.5	1,660	609,000	677,406
Year-to-date 2009	5	0.4	90	6.7	554	41.2	359	26.7	336	25.0	1,344	609,900	694,542
University Endowment Lands													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	109	100.0	109	888,000	1,164,491
November 2009	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	1,890,000	1,990,375
Year-to-date 2010	0	0.0	1	0.3	4	1.0	9	2.3	380	96.4	394	1,000,000	1,601,007
Year-to-date 2009	2	0.4	0	0.0	3	0.6	25	5.4	435	93.5	465	1,498,000	1,622,506
West Vancouver													
November 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	60	100.0	60	3,220,000	3,600,592
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	74	100.0	74	2,694,000	2,816,727
White Rock													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	1,150,000	1,349,892
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Vancouver CMA													
November 2010	0	0.0	11	2.7	77	19.0	81	20.0	236	58.3	405	819,000	976,284
November 2009	1	0.3	19	5.6	132	38.9	69	20.4	118	34.8	339	635,000	885,178
Year-to-date 2010	2	0.1	153	4.5	930	27.4	883	26.0	1,424	42.0	3,392	699,000	913,586
Year-to-date 2009	21	0.6	228	6.5	957	27.4	845	24.2	1,441	41.3	3,492	699,000	913,470

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2010						
Submarket	Nov 2010	Nov 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	1,558,860	1,454,636	7.2
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	863,333	816,444	5.7
Burnaby Total	967,929	945,175	2.4	955,997	883,561	8.2
Coquitlam	--	908,688	n/a	763,695	821,903	-7.1
Delta	724,362	608,694	19.0	798,979	713,703	11.9
Langley City	--	--	n/a	--	--	n/a
Langley District	888,550	608,657	46.0	799,471	659,435	21.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	598,247	555,728	7.7	573,801	561,566	2.2
New Westminster	--	--	n/a	640,584	665,543	-3.8
North Vancouver City	--	--	n/a	1,174,250	1,255,167	-6.4
North Vancouver DM	1,853,300	1,685,215	10.0	1,630,664	1,568,906	3.9
Pitt Meadows	--	--	n/a	--	538,467	n/a
Port Coquitlam	--	--	n/a	--	683,361	n/a
Port Moody	--	--	n/a	--	909,593	n/a
Richmond	1,843,117	1,156,000	59.4	1,284,572	1,106,535	16.1
Surrey Total	696,996	634,548	9.8	677,406	694,542	-2.5
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,164,491	1,990,375	-41.5	1,601,007	1,622,506	-1.3
West Vancouver	--	--	n/a	3,600,592	2,816,727	27.8
White Rock	--	--	n/a	1,349,892	--	n/a
Vancouver CMA	976,284	885,178	10.3	913,586	913,470	0.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
November 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
	June	1677	5,983	28%	819,235	802	2,227	36%	489,741	1,791	5,042	36%	383,725
	July	1626	5,659	29%	824,437	792	1,996	40%	486,564	1,709	4,675	37%	400,823
	August	1378	5,373	26%	890,087	612	1,917	32%	484,976	1,465	4,647	32%	392,501
	September	1432	5,625	25%	872,115	647	1,948	33%	509,601	1,490	5,023	30%	409,068
	October	1493	5,187	29%	913,938	611	1,777	34%	523,541	1,607	5,120	31%	429,777
	November	1175	4,621	25%	903,496	523	1,651	32%	505,135	1,396	4,767	29%	426,059
	December	906	3,711	24%	952,927	461	1,305	35%	510,130	1,154	3,918	29%	418,096
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1,243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1,141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1,054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December												
	Q3 2009	4,436	5,552	27%	860,222	2,051	1,954	35%	493,357	3,875	4,782	33%	400,843
	Q3 2010	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	YTD 2009	13,170	5,731	21%	846,514	5,992	2,152	26%	486,033	14,085	5,234	25%	394,375
	YTD 2010	11,505	6,072	18%	992,249	4,922	2,160	21%	539,219	12,257	6,298	18%	431,945

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
Third Quarter 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	Q1	1,785	6,073	10%	776,142	745	2,442	10%	441,660	1,990	5,848	11%	356,112
	Q2	4,281	6,118	23%	822,497	2,062	2,352	29%	478,822	4,428	5,265	28%	381,920
	Q3	4,436	5,552	27%	860,222	2,051	1,954	35%	493,357	4,664	4,782	33%	400,843
	Q4	4,681	5,672	27%	841,899	2,206	2,047	36%	487,278	4,965	4,788	35%	392,200
2010	Q1	3,037	4,776	21%	977,478	1,293	1,654	26%	525,217	3,218	5,284	20%	429,449
	Q2	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q3	2,679	6,712	13%	985,133	1,126	2,393	16%	538,136	2,887	6,646	14%	434,876
	Q4												
	YTD 2009	13,170	5,731	21%	846,514	5,992	2,152	26%	486,033	14,085	5,234	25%	394,375
	YTD 2010	11,505	6,072	18%	992,249	4,922	2,160	21%	539,219	12,257	6,298	18%	431,945

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta., Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
November 2010

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85	119.8	113.6	1,238	7.8	66.5	826
	April	655	3.80	6.25	120.3	114.2	1,238	7.5	66.2	828
	May	639	3.70	5.99	120.6	114.6	1,239	7.5	66.2	838
	June	633	3.60	5.89	120.4	114.5	1,245	7.5	66.3	842
	July	627	3.50	5.79	119.4	115.7	1,251	7.5	66.5	846
	August	604	3.30	5.39	119.5	115.7	1,260	7.4	66.7	848
	September	604	3.30	5.39	119.0	115.6	1,268	7.3	66.9	850
	October	598	3.20	5.29	119.1	116.1	1,273	7.3	67.1	852
	November	607	3.35	5.44			1,271	7.2	66.8	844
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	22	2	6	0	25	0	1	0	56
November 2009	29	0	6	0	0	0	1	0	36
% Change	-24.1	n/a	0.0	n/a	n/a	n/a	0.0	n/a	55.6
Year-to-date 2010	323	2	82	3	59	0	5	0	474
Year-to-date 2009	178	0	74	2	23	56	1	0	334
% Change	81.5	n/a	10.8	50.0	156.5	-100.0	**	n/a	41.9
UNDER CONSTRUCTION									
November 2010	174	2	74	2	72	0	4	0	328
November 2009	169	0	72	17	44	293	1	0	596
% Change	3.0	n/a	2.8	-88.2	63.6	-100.0	**	n/a	-45.0
COMPLETIONS									
November 2010	49	0	10	1	8	0	1	0	69
November 2009	33	0	2	4	3	98	0	0	140
% Change	48.5	n/a	**	-75.0	166.7	-100.0	n/a	n/a	-50.7
Year-to-date 2010	315	0	74	18	31	293	2	0	733
Year-to-date 2009	238	0	78	9	76	457	0	0	858
% Change	32.4	n/a	-5.1	100.0	-59.2	-35.9	n/a	n/a	-14.6
COMPLETED & NOT ABSORBED									
November 2010	88	0	7	2	16	78	0	0	191
November 2009	99	0	3	4	40	99	0	0	245
% Change	-11.1	n/a	133.3	-50.0	-60.0	-21.2	n/a	n/a	-22.0
ABSORBED									
November 2010	27	0	9	0	8	0	1	0	45
November 2009	52	0	2	2	4	86	0	0	146
% Change	-48.1	n/a	**	-100.0	100.0	-100.0	n/a	n/a	-69.2
Year-to-date 2010	309	0	70	18	51	289	2	0	739
Year-to-date 2009	304	0	113	17	87	378	0	0	899
% Change	1.6	n/a	-38.1	5.9	-41.4	-23.5	n/a	n/a	-17.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
November 2010	15	0	6	0	25	0	1	0	47
November 2009	15	0	6	0	0	0	1	0	22
Fraser Valley H RDA									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
Mission DM									
November 2010	7	2	0	0	0	0	0	0	9
November 2009	14	0	0	0	0	0	0	0	14
Abbotsford CMA									
November 2010	22	2	6	0	25	0	1	0	56
November 2009	29	0	6	0	0	0	1	0	36
UNDER CONSTRUCTION									
Abbotsford City									
November 2010	125	0	74	2	72	0	4	0	277
November 2009	106	0	72	17	44	293	1	0	533
Fraser Valley H RDA									
November 2010	1	0	0	0	0	0	0	0	1
November 2009	0	0	0	0	0	0	0	0	0
Mission DM									
November 2010	48	2	0	0	0	0	0	0	50
November 2009	63	0	0	0	0	0	0	0	63
Abbotsford CMA									
November 2010	174	2	74	2	72	0	4	0	328
November 2009	169	0	72	17	44	293	1	0	596
COMPLETIONS									
Abbotsford City									
November 2010	42	0	10	1	8	0	1	0	62
November 2009	14	0	2	4	3	98	0	0	121
Fraser Valley H RDA									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
Mission DM									
November 2010	7	0	0	0	0	0	0	0	7
November 2009	19	0	0	0	0	0	0	0	19
Abbotsford CMA									
November 2010	49	0	10	1	8	0	1	0	69
November 2009	33	0	2	4	3	98	0	0	140

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
November 2010	69	0	7	2	9	74	0	0	161
November 2009	65	0	3	4	20	87	0	0	179
Fraser Valley H RDA									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
Mission DM									
November 2010	19	0	0	0	7	4	0	0	30
November 2009	34	0	0	0	20	12	0	0	66
Abbotsford CMA									
November 2010	88	0	7	2	16	78	0	0	191
November 2009	99	0	3	4	40	99	0	0	245
ABSORBED									
Abbotsford City									
November 2010	19	0	9	0	8	0	1	0	37
November 2009	15	0	2	2	1	86	0	0	106
Fraser Valley H RDA									
November 2010	0	0	0	0	0	0	0	0	0
November 2009	0	0	0	0	0	0	0	0	0
Mission DM									
November 2010	8	0	0	0	0	0	0	0	8
November 2009	37	0	0	0	3	0	0	0	40
Abbotsford CMA									
November 2010	27	0	9	0	8	0	1	0	45
November 2009	52	0	2	2	4	86	0	0	146

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Abbotsford City	16	16	0	0	25	0	6	6	47	22	113.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	14	2	0	0	0	0	0	9	14	-35.7
Abbotsford CMA	23	30	2	0	25	0	6	6	56	36	55.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	245	102	0	2	59	21	82	130	386	255	51.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	86	79	2	0	0	0	0	0	88	79	11.4
Abbotsford CMA	331	181	2	2	59	21	82	130	474	334	41.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Abbotsford City	25	0	0	0	6	6	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	25	0	0	0	6	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	59	21	0	0	82	130	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	59	21	0	0	82	130	0	0

Table 2.4: Starts by Submarket and by Intended Market
November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Abbotsford City	21	21	25	0	1	1	47	22
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	9	14	0	0	0	0	9	14
Abbotsford CMA	30	35	25	0	1	1	56	36

Table 2.5: Starts by Submarket and by Intended Market
January - November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	319	173	62	81	5	1	386	255
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	88	79	0	0	0	0	88	79
Abbotsord CMA	407	252	62	81	5	1	474	334

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Abbotsford City	44	18	0	0	8	3	10	100	62	121	-48.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	7	19	0	0	0	0	0	0	7	19	-63.2
Abbotsford CMA	51	37	0	0	8	3	10	100	69	140	-50.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	233	153	6	34	25	40	367	535	631	762	-17.2
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	102	94	0	2	0	0	0	0	102	96	6.3
Abbotsford CMA	335	247	6	36	25	40	367	535	733	858	-14.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Abbotsford City	8	3	0	0	10	100	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	8	3	0	0	10	100	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	25	40	0	0	367	535	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	25	40	0	0	367	535	0	0

Table 3.4: Completions by Submarket and by Intended Market November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Abbotsford City	52	16	9	105	1	0	62	121
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	7	19	0	0	0	0	7	19
Abbotsford CMA	59	35	9	105	1	0	69	140

Table 3.5: Completions by Submarket and by Intended Market January - November 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	287	222	342	540	2	0	631	762
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	102	94	0	2	0	0	102	96
Abbotsord CMA	389	316	342	542	2	0	733	858

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
November 2010	0	0.0	0	0.0	9	47.4	10	52.6	0	0.0	19	610,000	598,747
November 2009	1	5.9	0	0.0	2	11.8	1	5.9	2	11.8	17	574,000	604,500
Year-to-date 2010	0	0.0	23	10.5	25	11.4	51	23.3	25	11.4	219	569,000	609,449
Year-to-date 2009	8	4.3	42	22.7	25	13.5	25	13.5	25	13.5	185	549,900	588,075
Fraser Valley H RDA													
November 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
November 2010	1	12.5	3	37.5	0	0.0	1	12.5	0	0.0	8	--	--
November 2009	2	5.4	24	64.9	0	0.0	0	0.0	0	0.0	37	475,000	483,911
Year-to-date 2010	5	4.7	83	77.6	0	0.0	4	3.7	0	0.0	107	459,900	467,399
Year-to-date 2009	3	2.2	101	74.8	1	0.7	1	0.7	1	0.7	135	469,000	484,092
Abbotsford CMA													
November 2010	1	3.7	3	11.1	0	0.0	11	40.7	0	0.0	27	590,000	566,989
November 2009	3	5.6	24	44.4	2	3.7	1	1.9	2	3.7	54	504,500	521,874
Year-to-date 2010	5	1.5	106	32.5	25	7.7	55	16.9	25	7.7	326	545,500	562,825
Year-to-date 2009	11	3.4	143	44.7	26	8.1	26	8.1	26	8.1	320	510,000	544,207

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2010						
Submarket	Nov 2010	Nov 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	598,747	604,500	-1.0	609,449	588,075	3.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	483,911	n/a	467,399	484,092	-3.4
Abbotsford CMA	566,989	521,874	8.6	562,825	544,207	3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley November 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,316	3,073	2,376	55.4	455,947	16.1	460,339
	April	1,677	37.5	1,402	3,453	2,892	48.5	454,557	11.1	452,192
	May	1,403	-0.8	1,161	3,137	2,644	43.9	457,651	9.1	443,954
	June	1,681	-10.4	1,200	2,835	2,466	48.7	469,792	10.6	460,480
	July	1,035	-47.8	864	2,033	1,849	46.7	459,361	8.0	459,309
	August	946	-43.3	889	1,901	2,020	44.0	424,303	-2.4	415,397
	September	967	-35.0	991	2,173	2,128	46.6	444,997	1.9	446,373
	October	941	-40.6	1,041	1,898	2,042	51.0	456,169	2.4	451,515
	November	1,021	-27.5	1,150	1,546	2,056	55.9	455,017	5.4	470,925
	December									
	Q3 2009	5,139	70.5		7,353			431,784	1.2	
	Q3 2010	2,948	-42.6		6,107			443,399	2.7	
	YTD 2009	14,579	20.1		25,241			424,258	-1.9	
	YTD 2010	13,153	-9.8		27,194			451,657	6.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
November 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85	118.4	112.6	89	6.2	69.3	791
	April	655	3.80	6.25	118.8	113.2	89	6.9	69.9	778
	May	639	3.70	5.99	119.1	113.6	89	7.9	70.5	773
	June	633	3.60	5.89	118.9	113.4	89	8.4	70.7	759
	July	627	3.50	5.79	118.0	114.6	89	8.1	70.1	752
	August	604	3.30	5.39	118.1	114.5	88	7.8	69.3	757
	September	604	3.30	5.39	117.6	114.5	88	7.6	68.8	770
	October	598	3.20	5.29	117.7	114.8	87	8.8	69.1	780
	November	607	3.35	5.44			87	9.3	69.0	780
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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